

Semi-Annual Report


Aug 2019 Fiscal Period



<Notice>

We invite you to view the webcast on the results for the August 2019 fiscal period on Wednesday, November 27, 2019.

Presentation of results for the fiscal period ended August 2019, hosted by GLP J-REIT

Date and time	7 p.m. to 8 p.m., November 27 (Wed), 2019 (Tokyo time)	QR code 
Presenters	Yoshiyuki Miura, President & Yoji Tatsumi, Director GLP Japan Advisors Inc.	
How to participate	Please access from the QR code on the right or the "Seminar" page of the top menu of the website of SBI Securities Co., Ltd. (https://www.sbisec.co.jp/).	

* The above-mentioned program will be broadcast in Japanese only.



15th Fiscal Period
(from March 1, 2019 to August 31, 2019)

GLP J-REIT

1-5-2, Higashi-Shimbashi, Minato-ku, Tokyo 105-7134, Japan <https://www.glpjreit.com/english/>
Securities code: 3281



To Our Unitholders

On behalf of GLP J-REIT, I am pleased to present the financial results of the 15th fiscal period ended August 2019.

In terms of external growth, GLP J-REIT sold beneficiary right of real estate in trust for GLP Fukuoka (sales price: 2,300 million yen, proceeds from the sale: 786 million yen), which was relatively small among existing properties, on March 29, 2019, with the aim of enhancing portfolio efficiency while maintaining GLP J-REIT's asset level as well as the quality and profitability of its portfolio.

Meanwhile, in terms of rental operations, while providing services to satisfy the needs of existing tenants, GLP J-REIT has actively made efforts to increase rents in an environment of steady demand for modern logistics facilities. As a result, GLP J-REIT maintained or increased rent for all rent contracts that were renewed during the 15th fiscal period for the 14th consecutive period since its listing.

On the financial front, GLP J-REIT issued its first retail green bonds (GLP J-REIT 13th bonds, total issue amount: 8,000 million yen) in July 2019 in order to promote ESG activities and to diversify fundraising methods by expanding the investor base to include individual investors. In addition, GLP J-REIT refinanced long-term loans with relatively high interest rates ahead of schedule, among existing loans due by January 2020, in an effort to reduce interest costs and extend maturities.

As a result of the above, the 15th period ended with operating revenues of 19,891 million yen and net income of 9,612 million yen. The total dividend is 2,802 yen per unit, comprising a dividend of 2,508 yen per unit and an optimal payable distribution per unit of 294 yen. This figure is an increase of 145 yen (5.5%) from the distribution for the previous period.

In addition, GLP J-REIT added three new properties to the properties subject to RoFL (Rights-of-First-Look) through the reorganization of the existing bridge scheme in September and October 2019 at the beginning of the 16th period (February 2020 fiscal period). This will allow GLP J-REIT to acquire properties at any time during the RoFL period and to secure opportunities for flexible asset acquisition in the future.

The dividend per unit for the 16th period is expected to be 2,570 yen (a decrease of 232 yen from the 15th period). This decrease in dividend is due to the dissipation of the proceeds from the property sale (786 million yen), which was recorded in the 15th period, and seasonal factors that are expected to lead to a decline in power generation revenues in winter. Excluding these temporary factors, stabilized DPU continued to increase due to continued improvement in occupancy rates and reductions in financial expenses.

GLP J-REIT is determined to maximize investor value through its best-in-class asset management services, recognized both in Japan and around the world, harnessing GLP's extensive experience in operating logistics facilities.

I thank you for your ongoing support.



Yoji Tatsumi
Executive Director, GLP J-REIT



Yoji Tatsumi
Executive Director, GLP J-REIT

Dividend per unit (Aug 2019 actual)

2,802 yen

(including an optimal payable distribution of 294 yen)

Dividend per unit (Feb 2020 forecast)

2,570 yen

(including an optimal payable distribution of 295 yen)

Total assets (as of Aug 31, 2019)

607.9 bn yen

(Note) Based on acquisition price

Occupancy (as of Aug 31, 2019)

99.9%

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Overview of GLP

Investment in Modern Logistics Facilities

1 Top-tier asset size (Note 1)
among logistics J-REITs **607.9** bn yen

2 Continuous support from the sponsor, which is the operator with the Largest logistics AUM in Japan

3 Largest and ever-growing pipeline (Note 2)
among logistics J-REITs **3.93** mm sqm
(46 properties)

4 Robust internal growth
Occupancy rate at end of most recent period (Note 3) **99.9** %
Most recent rent increase **4.7** %

5 Financial Soundness
JCR credit rating **AA** (Stable)
Net asset LTV **44.7** %
(Assumption for February 29, 2020)

(Note 1) "Asset size" is based on the acquisition price as of August 31, 2019.

(Note 2) "Pipeline" is the total gross floor area for RoFL properties (including one sponsor-owned property under the Rights-of-First-Look agreement, eight OTA Assets acquired by Bridge SPCs and two OTA Assets acquired by another bridge scheme (undisclosed)) and properties owned by GLP funds as of October 15, 2019.

(Note 3) The "occupancy rate at end of most recent period" is the proportion of total leased area as of August 31, 2019 to total leasable area of each asset, rounded to the first decimal place.

Investment Target

Our investment is intended to focus on "modern logistics facilities," which we define as large-scale, highly functional leasable logistics facilities. This policy is strategically developed based on our market analysis, which tells us that demand for modern logistics facilities is expected to increase, reflecting the growth of Japanese 3PL business (Note) as well as the e-commerce market, while such facilities remaining scarce.

Large scale	Gross floor area: 10,000 sqm or more	High functionality	(For more than 50% of the gross floor area) Floor-to-ceiling height: 5.5 meters or more Floor load tolerance: 1.5 tons/sqm or more
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(Note) Third-party logistics ("3PL") operators provide partial or complete supply chain management services for corporate clients. Typically, 3PL companies provide unified services for operational, storage and transportation processes that can be adjusted and customized to fit the needs of individual clients in response to relevant market trends, including regarding user demand and delivery service requests.

State-of-the-art Modern Logistics Facility (Example: GLP Tokyo II)



Investment Areas

We plan to invest primarily in logistics facilities located near airports and trading ports, along main traffic routes connecting major consumption districts, and around logistics hubs in production or consumption areas. Location selection is intended to ensure geographical diversification of the portfolio in consideration of local characteristics such as population distribution, overall production trends, and logistics dynamics within the region.

Investment percentage by location (based on acquisition price)

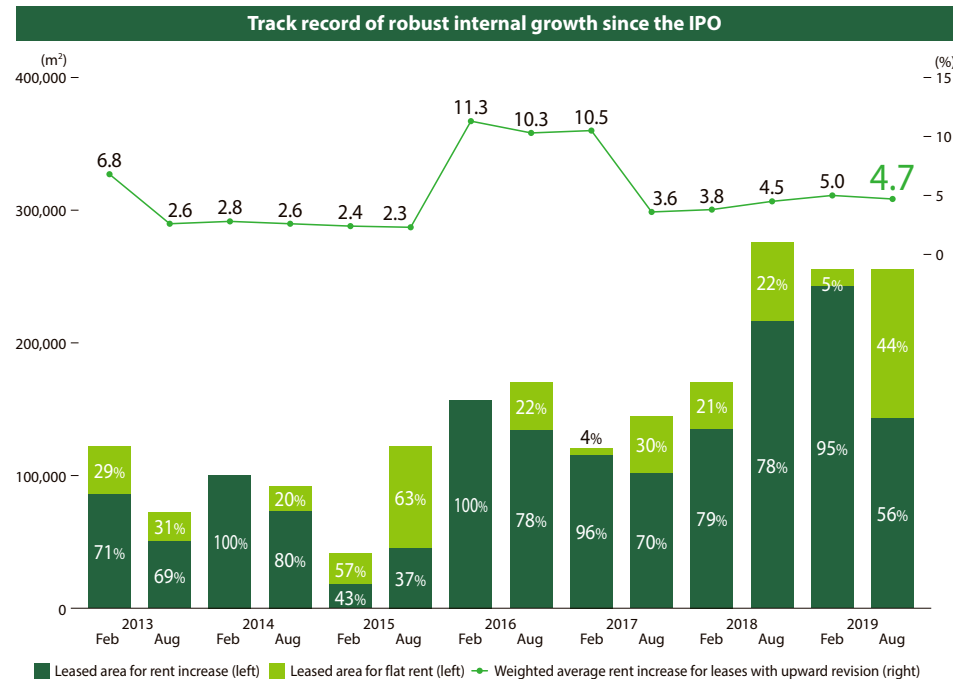
Location	Tokyo metropolitan area	Greater Osaka area	Others
Investment percentage	50-70%	20-40%	5-20%

Highlights for August 2019 (15th) Fiscal Period

Internal Growth—Track Record of Robust Internal Growth

The rate of increase in rent^(Note 1) for the August 2019 period was 4.7%, an increase of more than 4% for the third consecutive period.

Rent increase since IPO 14 successive periods	No rental reduction since IPO
Rent increase for the August 2019 4.7%	Occupancy rate as of Aug-end 2019 99.9% (Note 2)
Retention rate since IPO 89%	Avg. downtime at tenant replacement 3 months

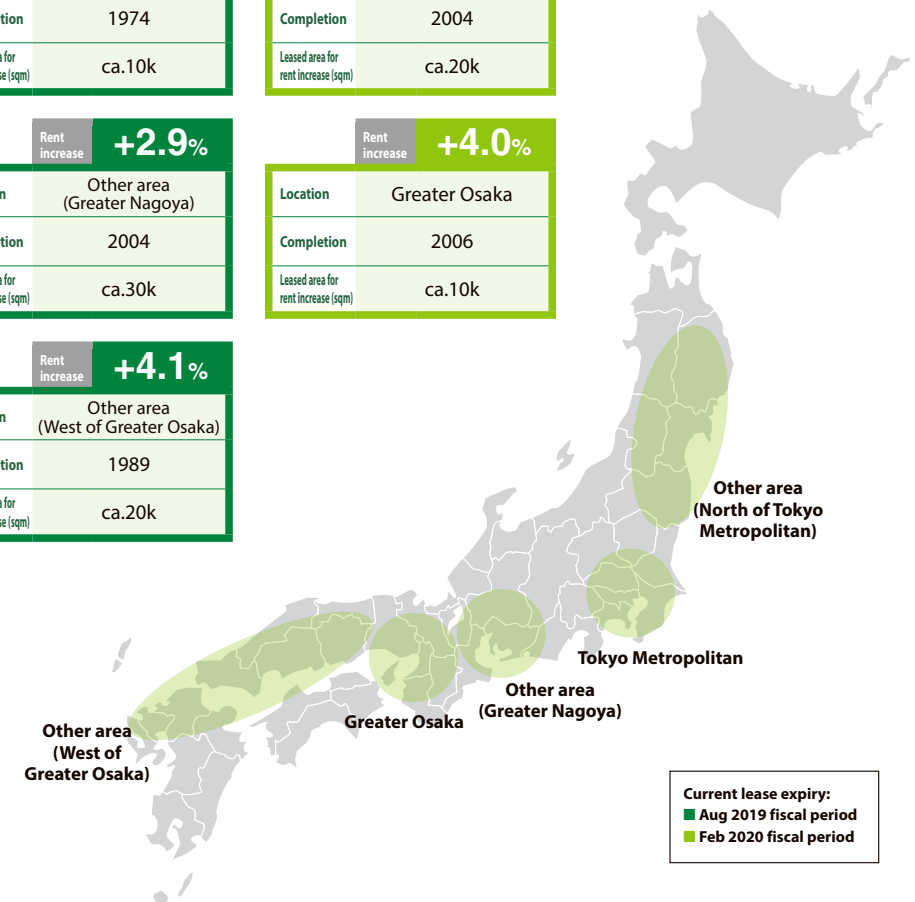


(Note 1) Excludes automatic rent increases and tenant replacement after vacancy periods.

(Note 2) "Occupancy rate" is calculated by dividing total leased area for each property by the total leasable area, rounded to the first decimal place. However, when it may result in 100.0% after rounding, the figure is rounded down to the first decimal place and shown as 99.9%.

Internal Growth—Rent Increase in the Past 6 Months

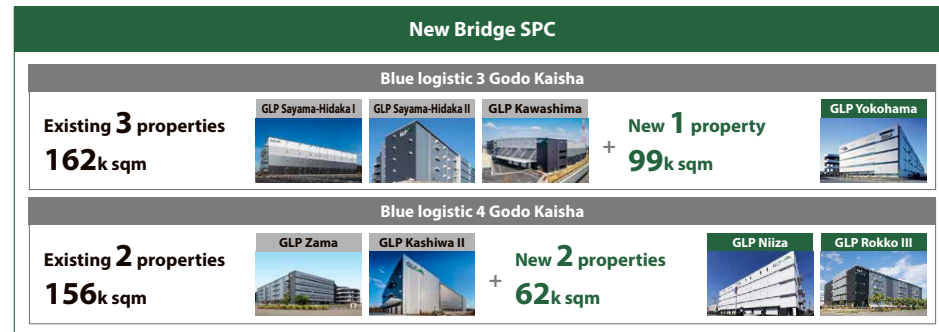
Rent increase +7.5%	Rent increase +2.1%	Rent increase +23.0%
Location: Other area (North of Tokyo Metropolitan)	Location: Tokyo Metropolitan	Location: Other area (West of Greater Osaka)
Completion: 2006	Completion: 1987	Completion: 1989
Leased area for rent increase (sqm): ca.20k	Leased area for rent increase (sqm): ca.10k	Leased area for rent increase (sqm): ca.10k
Rent increase +3.9%	Rent increase +9.0%	
Location: Other area (North of Tokyo Metropolitan)	Location: Greater Osaka	
Completion: 1974	Completion: 2004	
Leased area for rent increase (sqm): ca.10k	Leased area for rent increase (sqm): ca.20k	
Rent increase +2.9%	Rent increase +4.0%	
Location: Other area (Greater Nagoya)	Location: Greater Osaka	
Completion: 2004	Completion: 2006	
Leased area for rent increase (sqm): ca.30k	Leased area for rent increase (sqm): ca.10k	
Rent increase +4.1%		
Location: Other area (West of Greater Osaka)		
Completion: 1989		
Leased area for rent increase (sqm): ca.20k		



Highlights for August 2019 (15th) Fiscal Period

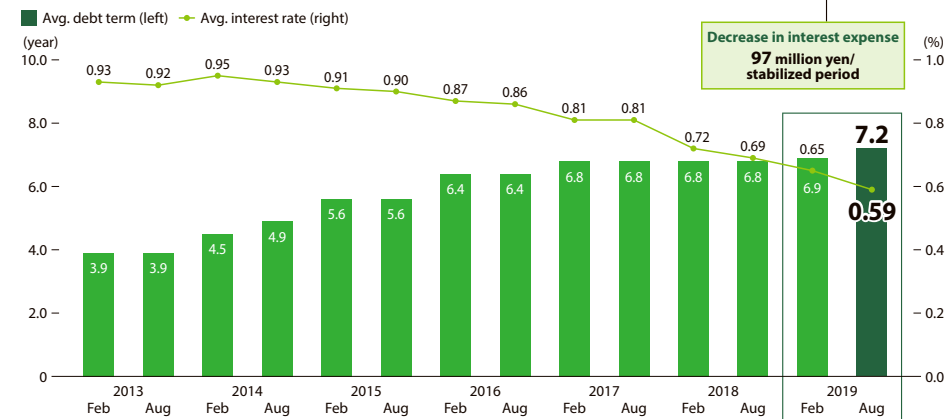
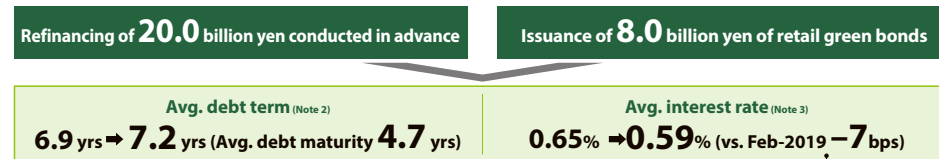
External Growth—Secure Opportunities for Flexible Asset Acquisition in the Future

GLP J-REIT added three new properties to the properties subject to RoFL through the reorganization of the existing bridge scheme in September and October 2019. This will allow GLP J-REIT to acquire properties at any time during the RoFL period with regard to the following eight properties which have been acquired by the new bridge SPC.



Financial Strategy—Initiatives to Lower Loan Interest and Extend Maturities

By taking advantage of the current low interest rates, GLP J-REIT extended maturities and significantly reduced interest costs (decrease in interest expense (Note 1): 97 million yen/period) ahead of schedule.



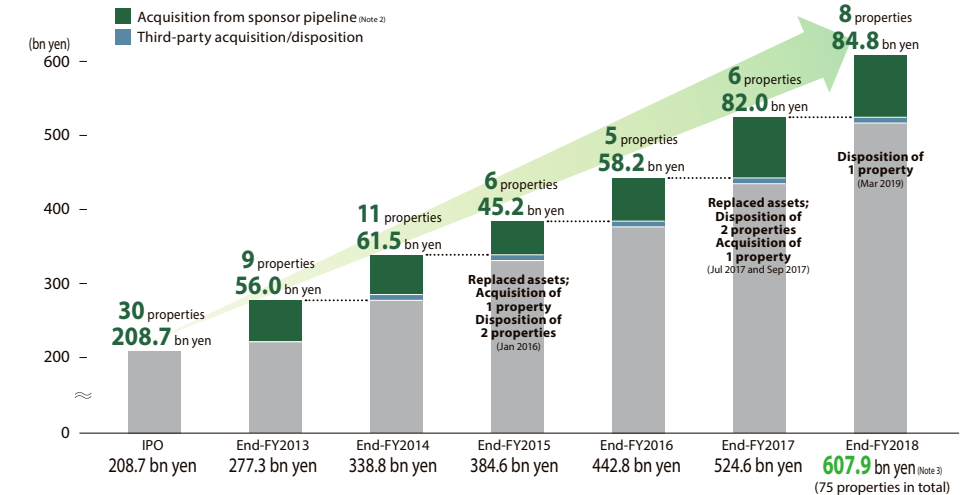
(Note 1) The effects of the reduction in interest rates for six months were tentatively calculated based on the balance of interest-bearing debts as of the end of each financial term and the average loan interest rates.

(Note 2) Figures were rounded off to the first decimal place.

(Note 3) Figures were rounded off to the second decimal place.

Sustained Enhancement of Unitholders' Value

Track Record Since Listing

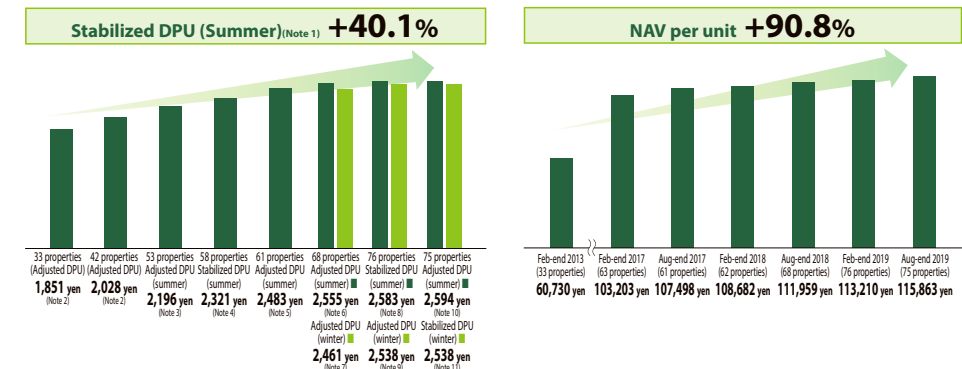


(Note 1) A "FY" is from April 1 to March 31 of the following year.

(Note 2) Acquisition from sponsor pipeline means properties acquired from sponsor's RoFL or acquired directly/indirectly from GLP funds.

(Note 3) 13 solar panels (4.9 bn yen) acquired on March 1, 2018 following the 5th public offering are included in the acquisition price and asset size.

Stabilized DPU and NAV per Unit



(Note 1) Includes OPD.

(Note 2) Adjusted DPU described in "Amendment of Forecast for the Fiscal Period Ending February 28, 2014 and Announcement of Forecast for the Fiscal Period Ending August 31, 2014" dated September 3, 2013.

(Note 3) Adjusted DPU described in "Announcement of Amendment of Forecast Concerning Operating Status and Distribution for the Fiscal Period Ending February 29, 2016 and Forecast for the Fiscal Period Ending August 31, 2016" dated August 10, 2015.

(Note 4) Actual DPU for the Aug 2016 fiscal period described in "Summary of Financial Results (REIT) for the 9th Fiscal Period Ended August 31, 2016" dated October 13, 2016.

(Note 5) Actual DPU for the Aug 2017 fiscal period described in "Summary of Financial Results (REIT) for the 11th Fiscal Period Ended August 31, 2017" dated October 13, 2017 excluding the Asset Disposal Effect.

(Note 6) Adjusted DPU described in "Announcement of Amendment of Forecast Concerning Operating Status and Distribution for the Fiscal Period Ending August 31, 2018 and Forecast for the Fiscal Period Ending February 28, 2019" dated February 5, 2018.

(Note 7) Adjusted DPU before amendment described in "Announcement of Amendment of Forecast Concerning Operating Status and Distribution for the Fiscal Period Ending August 31, 2019" dated August 13, 2018.

(Note 8) Forecast DPU for the Aug 2019 fiscal period described in "Summary of Financial Results (REIT) for the 13th Fiscal Period Ended August 31, 2018" dated October 15, 2018.

(Note 9) Made the same adjustment as in the adjusted DPU announced on Aug 13, 2018, from the forecast DPU for the Feb 2019 fiscal period described in "Summary of Financial Results (REIT) for the 13th Fiscal Period Ended August 31, 2018" dated October 15, 2018.

(Note 10) Forecast DPU for the Aug 2019 fiscal period described in "Summary of Financial Results (REIT) for the 14th Fiscal Period Ended February 28, 2019" dated April 15, 2019 excluding the Asset Disposal Effect.

(Note 11) Forecast DPU for the Feb 2020 fiscal period described in "Summary of Financial Results (REIT) for the 14th Fiscal Period Ended February 28, 2019" dated April 15, 2019.

Financial Highlights

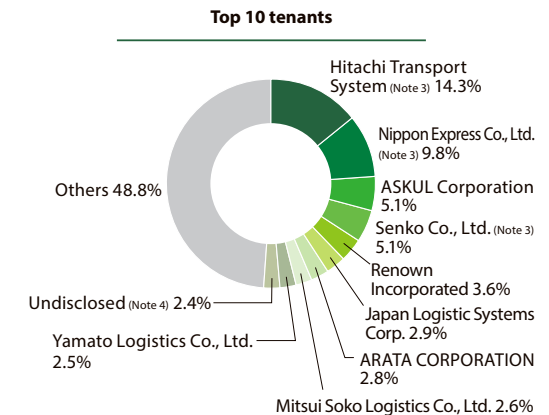
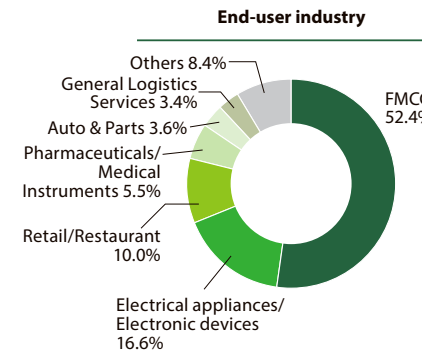
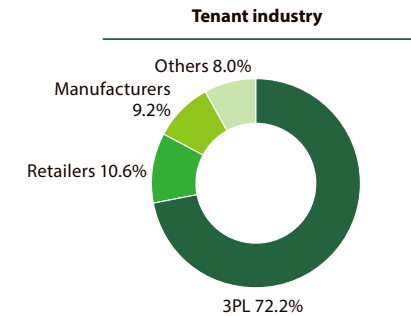
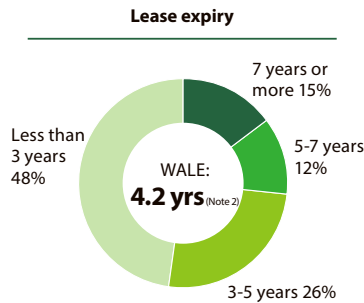
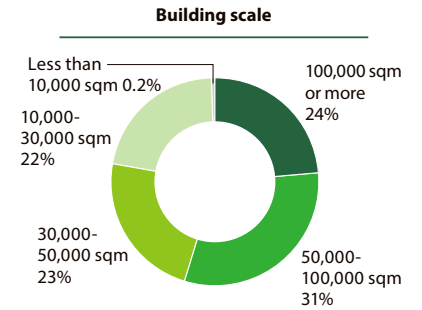
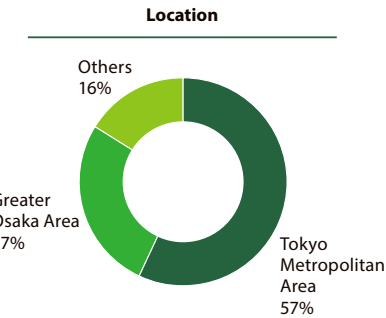
Financials

	Aug 2019 (from March 1, 2019 to August 31, 2019)	Feb 2020 (forecast) (from September 1, 2019 to February 29, 2020)
Operating revenue (mm yen)	19,891	18,789
Operating income (mm yen)	10,852	9,811
Ordinary income (mm yen)	9,575	8,725
Net income (mm yen)	9,612	8,723
No. of properties at fiscal end	75	75

Dividend per Unit

	Aug 2019 (from March 1, 2019 to August 31, 2019)	Feb 2020 (forecast) (from September 1, 2019 to February 29, 2020)
Dividend per unit (total) (yen)	2,802	2,570
Dividend per unit (excl. OPD) (yen)	2,508	2,275
Optimal payable distribution per unit (yen)	294	295

Portfolio Data (Note 1)



(Note 1) The above data is as of August 31, 2019 (based on 75 properties). Data for location and building scale is based on acquisition price. Other data is based on leased area excluding vacant area.

(Note 2) WALE (weighted average lease expiry) indicates the remaining lease period of each lease agreement weighted averaged on a leased area basis.

(Note 3) Hitachi Transport System, Nippon Express, and Senko include group companies.

(Note 4) We have not obtained permission to disclose the name of the tenant group, an international courier and third-party logistics provider.

Initiatives for ESG

GLP J-REIT, together with its asset management company GLP Japan Advisors Inc., gives the utmost consideration to environmental protection, and fulfills its social responsibilities in ensuring the comfort and health of its employees and customers as well as of local communities. As a demonstration of its comprehensive commitment to place its social responsibilities for social sustainability at the core of its business operations, GLP J-REIT has formulated environment, society and governance (ESG) guidelines and has been pursuing various approaches on a corporate and investment property basis.

Environment

GRESB and CASBEE certification and issuance of green bonds

GRESB Real Estate Assessment (September 10, 2019)
GLP J-REIT has been awarded a "Green Star" rating in the 2019 Global Real Estate Sustainability Benchmark Real Estate Assessment ("GRESB Assessment") in 5 consecutive years and a "4 Star" rating in GRESB rating for 4 consecutive years, respectively.



Examples of CASBEE certification (June 28, 2019)
GLP J-REIT newly obtained CASBEE for Real Estate Certification (S Rank) on GLP Atsugi II in June 2019.



Examples of properties with Rating ★★★★★ (Rank S)



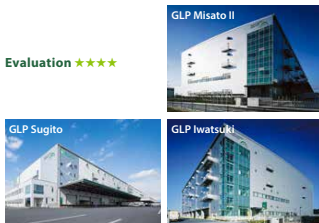
Examples of properties with BELS Assessment



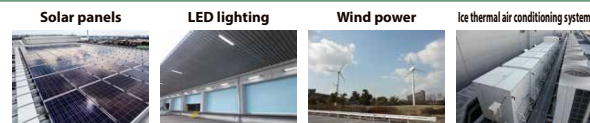
Evaluation ★★★★★



Evaluation ★★★



Environmental-friendly buildings



Promote reduction of environmental impact



Society

GLP Group's CSR activities

The GLP Group is actively engaged in CSR activities by offering support in discovering and nurturing children's possibilities and talents.



Initiatives taken by GLP Group at its facilities



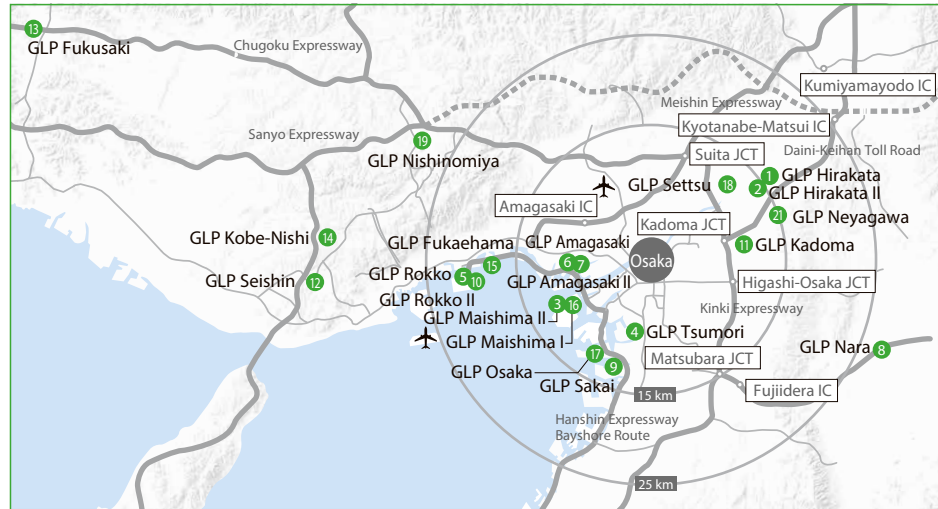
Governance

Every possible initiative for enhancing the governance systems

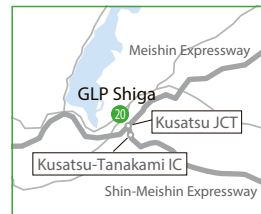
Since its listing, the GLP Group has pursued the maximization of unitholders' interest by continuing to enhance its governance systems.

1	Adoption of performance-linked asset management fee to meet unitholders' interest	<ul style="list-style-type: none"> The asset management fee is a performance-linked type where approx. two thirds of the asset management remuneration is linked to NOI and EPU. The bonus paid to the management of the asset management company is incentive remuneration linked to EPU (Earnings per Unit) and the relative performance of the investment unit price (to the Tokyo Stock Exchange REIT Index).
2	Introduction of strict governance systems against transactions with stakeholders	<ul style="list-style-type: none"> Veto rights held by external committee members of the Compliance Committee or the Investment Committee for any transactions with stakeholders. Veto rights of the J-REIT Board of Directors in the appointment of external committee members.
3	Commitment of the sponsor groups	<ul style="list-style-type: none"> The interests of the sponsor and unitholders will match when the sponsor holds investment units.
4	Highly transparent and appropriate information disclosure in pursuit of fair disclosure	<ul style="list-style-type: none"> As the first J-REIT, information disclosure was implemented to a wide range of unitholders by holding a management call meeting for overseas investors in capital increase through public offering. As the first J-REIT, a phone conference system was introduced for the purpose of information disclosure to a wide range of unitholders at the financial presentation meetings. Simultaneous disclosure in Japanese and English.

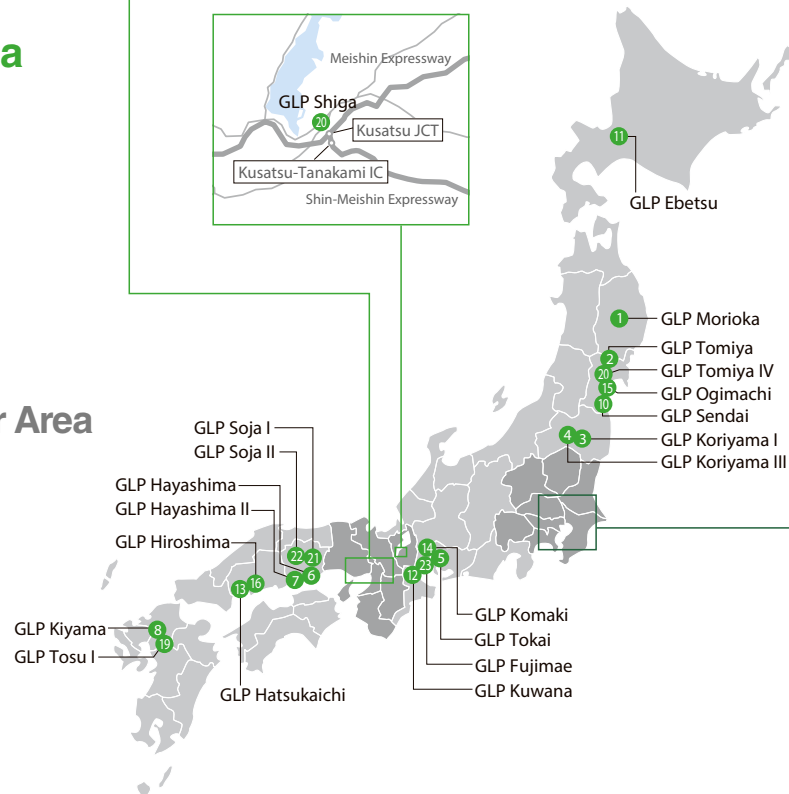
Portfolio Map



Greater Osaka Area



Other Area



Tokyo Metropolitan Area



●: Properties owned by GLP J-REIT (75 properties)

Overview of Portfolio in Tokyo Metropolitan Area



1 GLP Tokyo Ota, Tokyo



2 GLP Higashi-Ogishima Kawasaki, Kanagawa



3 GLP Akishima Akishima, Tokyo



4 GLP Tomisato Tomisato, Chiba



24 GLP Narashino Narashino, Chiba



5 GLP Narashino II Narashino, Chiba



7 GLP Kazo Kazo, Saitama



8 GLP Fukaya Fukaya, Saitama



11 GLP Kasukabe Kasukabe, Saitama



21 GLP Tokyo II Koto, Tokyo



10 GLP Iwatsuki Saitama, Saitama



12 GLP Koshigaya II Koshigaya, Saitama



15 GLP Hamura Hamura, Tokyo



6 GLP Funabashi Funabashi, Chiba



33 GLP Funabashi II Funabashi, Chiba



16 GLP Funabashi III Funabashi, Chiba



17 GLP Sodegaura Sodegaura, Chiba



23 GLP Shinkiba Koto, Tokyo

Overview of Portfolio in Tokyo Metropolitan Area



34 GLP Misato Misato, Saitama



13 GLP Misato II Misato, Saitama



14 GLP Tatsumi Koto, Tokyo



29 GLP Atsugi II Aiko, Kanagawa



26 GLP Sugito Kita-Katsushika, Saitama



9 GLP Sugito II Kita-katsushika, Saitama



19 GLP Tatsumi Ila Koto, Tokyo



28 GLP-MFLP Ichikawa Shiohama Ichikawa, Chiba



22 GLP Okegawa Okegawa, Saitama



32 GLP Urayasu Urayasu, Chiba



18 GLP Urayasu III Urayasu, Chiba



30 GLP Yoshimi Hiki, Saitama



35 GLP Shinsuna Koto, Tokyo



27 GLP Matsudo Matsudo, Chiba



31 GLP Noda-Yoshiharu Noda, Chiba



36 GLP Shonan Fujisawa, Kanagawa

Overview of Portfolio in Greater Osaka Area



1 GLP Hirakata Hirakata, Osaka



2 GLP Hirakata II Hirakata, Osaka



4 GLP Tsumori Osaka, Osaka



16 GLP Maishima I Osaka, Osaka



5 GLP Rokko Kobe, Hyogo



10 GLP Rokko II Kobe, Hyogo



3 GLP Maishima II Osaka, Osaka



8 GLP Nara Yamato koriyama, Nara



9 GLP Sakai Sakai, Osaka



7 GLP Amagasaki II Amagasaki, Hyogo



6 GLP Amagasaki Amagasaki, Hyogo



11 GLP Kadoma Kadoma, Osaka



13 GLP Fukusaki Kanzaki, Hyogo



18 GLP Settsu Settsu, Osaka



12 GLP Seishin Kobe, Hyogo



15 GLP Fukaehama Kobe, Hyogo



14 GLP Kobe-Nishi Kobe, Hyogo



19 GLP Nishinomiya Nishinomiya, Hyogo



20 GLP Shiga Kusatsu, Shiga



17 GLP Osaka Osaka, Osaka



21 GLP Neyagawa Neyagawa, Osaka

Overview of Portfolio in Other Area



1 GLP Morioka Shiwa, Iwate



5 GLP Tokai Tokai, Aichi



3 GLP Koriyama I Koriyama, Fukushima



2 GLP Tomiya Tomiya, Miyagi



20 GLP Tomiya IV Tomiya, Miyagi



4 GLP Koriyama III Koriyama, Fukushima



6 GLP Hayashima Tsukubo, Okayama



7 GLP Hayashima II Tsukubo, Okayama



8 GLP Kiyama Miyaki, Saga



11 GLP Ebetsu Ebetsu, Hokkaido



10 GLP Sendai Sendai, Miyagi



14 GLP Komaki Komaki, Aichi



15 GLP Ogimachi Sendai, Miyagi



12 GLP Kuwana Kuwana, Mie



13 GLP Hatsukaichi Hatsukaichi, Hiroshima



16 GLP Hiroshima Hiroshima, Hiroshima



23 GLP Fujimae Nagoya, Aichi



19 GLP Tosu I Tosu, Saga



21 GLP Soja I Soja, Okayama

22 GLP Soja II Soja, Okayama

ASSET MANAGEMENT REPORT

[Overview of Asset Management]

1. Trends in Key Indicators

		11th Period	12th Period	13th Period	14th Period	15th Period
		Mar. 1, 2017 to Aug. 31, 2017	Sept. 1, 2017 to Feb. 28, 2018	Mar. 1, 2018 to Aug. 31, 2018	Sept. 1, 2018 to Feb. 28, 2019	Mar. 1, 2019 to Aug. 31, 2019
Operating revenues	Million yen	14,505	14,181	16,896	18,691	19,891
Of which, Property-related revenues	Million yen	14,181	14,181	16,896	18,691	19,105
Operating expenses	Million yen	6,811	6,718	7,796	8,506	9,039
Of which, Property-related expenses	Million yen	5,187	5,125	5,936	6,389	6,765
Operating income	Million yen	7,694	7,463	9,100	10,185	10,852
Ordinary income	Million yen	6,391	6,388	7,944	8,946	9,575
Net income	Million yen	6,390	6,387	7,944	9,052	9,612
Total assets	Million yen	442,537	441,944	528,614	610,861	610,494
[Period-on-period changes]	%	[(1.0)]	[(0.1)]	[19.6]	[15.6]	[(0.1)]
Total net assets	Million yen	215,920	215,055	273,931	318,687	318,114
[Period-on-period changes]	%	[(0.4)]	[(0.4)]	[27.4]	[16.3]	[(0.2)]
Unitholders' capital, net (Note 3)	Million yen	209,526	208,665	265,985	309,633	308,499
Number of investment units issued and outstanding	Unit	2,853,078	2,853,078	3,402,681	3,833,420	3,833,420
Net assets per unit	Yen	75,679	75,376	80,504	83,134	82,984
Distributions	Million yen	7,252	7,246	8,962	10,185	10,741
Of which, Distributions of earnings	Million yen	6,390	6,388	7,945	9,050	9,614
Of which, Distributions in excess of retained earnings	Million yen	861	858	1,017	1,134	1,127
Distributions per unit	Yen	2,542	2,540	2,634	2,657	2,802
Of which, Distributions of earnings per unit	Yen	2,240	2,239	2,335	2,361	2,508
Of which, Distributions in excess of retained earnings per unit	Yen	302	301	299	296	294
Ordinary income to total assets (Note 4)	%	1.4	1.4	1.6	1.6	1.6
[Annualized ordinary income to total assets]	%	[2.9]	[2.9]	[3.2]	[3.2]	[3.1]
Return on unitholders' equity (Note 4)	%	3.0	3.0	3.2	3.1	3.0
[Annualized return on unitholders' equity]	%	[5.9]	[6.0]	[6.4]	[6.2]	[6.0]
Unitholders' equity to total assets (Note 4)	%	48.8	48.7	51.8	52.2	52.1
[Period-on-period changes]	%	[0.3]	[(0.1)]	[3.2]	[0.3]	[(0.1)]
Payout ratio (Note 4)	%	100.0	100.0	100.0	99.9	100.0
【Other Information】						
Number of operating days		184	181	184	181	184
Number of investment properties		61	62	68	76	75
Occupancy ratio	%	99.9	99.9	99.4	99.2	99.9
Depreciation expenses	Million yen	2,875	2,864	3,400	3,788	3,769
Capital expenditures	Million yen	446	675	658	962	762
Rental NOI (Net Operating Income) (Note 4)	Million yen	11,869	11,920	14,360	16,090	16,109
FFO (Funds From Operation) (Note 4)	Million yen	8,941	9,252	11,345	12,840	12,595
FFO per unit (Note 4)	Yen	3,134	3,243	3,334	3,349	3,285
Total distributions / FFO ratio (Note 4)	%	81.1	78.3	79.0	79.3	85.3
Debt service coverage ratio (Note 4)		8.2	8.8	10.6	11.1	11.9
The ratio of interest bearing liabilities to total assets	%	48.0	48.4	45.1	44.9	44.7

(Note 1) Operating revenues and expenses are stated net of consumption taxes.

(Note 2) Any fraction is rounded down for monetary amounts unless otherwise stated. Ratios are rounded to the first decimal places. As to “Occupancy ratio,” however, when it may result in 100.0% after rounding, the figure is rounded down to the first decimal place and shown as 99.9%.

(Note 3) It represents the amount of unitholders’ capital, net of distributions in excess of retained earnings deducted from the total unitholders’ capital amount.

(Note 4) The following formulas are used for the calculation.

Ordinary income to total assets	$\text{Ordinary income} / [(\text{Total assets at beginning of period} + \text{Total assets at end of period}) / 2] \times 100$
Return on unitholders’ equity	$\text{Net income} / [(\text{Net assets at beginning of period} + \text{Net assets at end of period}) / 2] \times 100$
Unitholders’ equity to total assets	$\text{Net assets at end of period} / \text{Total assets at end of period} \times 100$
Payout ratio	Distributions per unit (excluding OPD**) / Net income per unit x 100 (Any fraction is rounded down to the first decimal place.) For the 13th and 14th Periods, the following formula is used due to the issuance of new units during the period. $\text{Total distributions (excluding OPD**)} / \text{Net income} \times 100$
Rental NOI (Net Operating Income)	Property-related revenues – Property-related expenses + Depreciation expenses + Loss on disposal of property and equipment
FFO (Funds From Operation)	Net income + Depreciation expenses + Loss on disposal of property and equipment – Gain on sale of properties
FFO per unit	$\text{FFO} / \text{Number of investment units issued and outstanding}$
Total distributions / FFO ratio	$\text{Total distributions (including OPD**)} / \text{FFO} \times 100$
Debt service coverage ratio	$(\text{Net income} + \text{Interest expenses} + \text{Interest expenses on investment corporation bonds}) / (\text{Interest expenses} + \text{Interest expenses on investment corporation bonds})$

**: “OPD” stands for “Optimal Payable Distribution” that means distributions in excess of retained earnings.

2. Performance Review for the 15th Period

(1) Brief Background of GLP J-REIT

GLP J-REIT is a real estate investment corporation (“J-REIT”) specializing in logistics facilities, and it primarily invests in modern logistics facilities. GLP J-REIT was founded in accordance with the Act on Investment Trusts and Investment Corporations (hereinafter the “Investment Trust Act”) with GLP Japan Advisors Inc. as the founder. It had its units listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange on December 21, 2012 (securities code: 3281).

Having GLP Group (Note) as sponsor and investing in highly functional modern logistics facilities while taking advantage of the wealth of experience and management resources, GLP J-REIT aims to earn stable income and achieve steady growth in assets under management over the medium and long term. Since starting its operation as a listed J-REIT with 30 properties (total acquisition price of 208,731 million yen) in January 2013, GLP J-REIT has been steadily expanding its assets through the continuous acquisition of properties. As of the end of the current fiscal period, GLP J-REIT owns 75 properties (total acquisition price of 607,974 million yen).

(Note) GLP Group consists of GLP Holdings Limited, the holding company of the Sponsor of GLP J-REIT, and its group companies.

(2) Investment Environment and Business Performance

During the current fiscal period, while some weakness remains mainly in exports, corporate profits hold firm at a high level; the Japanese economy continues a mild upswing with a moderate increase in capital investments and improvements in the employment and earnings environments.

In the real estate investment market, investors’ desires have not decreased and transactions remain active on the back of a continuing favorable financing environment. In the logistics real estate market, active demand led to an increase in facilities development projects and liquidity has further improved due to an increase in transactions. As a result, capitalization rates are trending low while real estate prices stay high.

In the logistics facilities leasing market, in addition to the new expansion of internet shopping and the business expansion of third party logistics (3PL), the importance of employment and customers’ growing needs for value-added services, including security, have led to greater demand for modern logistics facilities with such functions. In this market environment, although the supply of logistics facilities remains at a record high in 2019, the demand for logistics facilities has also reached record high levels as shown by the pre-leased ratio (Note 1) in the Tokyo metropolitan area and the greater Osaka area as of the end of June 2019, exceeding 80%. Thus, the supply-demand balance of logistics facilities is tight.

Under these conditions, with the aim of improving the operational efficiency of the asset portfolio while maintaining its asset size and the quality/profitability of the asset portfolio, on March 29, 2019, GLP J-REIT sold the real estate trust beneficiary right of GLP Fukuoka (selling price: 2,300 million yen; gain on sale: 786 million yen), which was relatively small in size among existing properties.

Regarding rental operations, while providing services to satisfy the needs of existing tenants, GLP J-REIT has actively made efforts to increase rents in an environment of steady demand for modern logistics facilities. Thus, all lease agreements, including (i) lease agreements newly entered into on the day following the last day of the previous lease period or (ii) lease agreements

modified for rent during lease periods (excluding automatic rent increases based on the provision of rent revisions), have been concluded with equal or higher rents for the 14 consecutive fiscal periods since GLP J-REIT's listing on the Tokyo Stock Exchange.

As a result of these operations, GLP J-REIT owns 75 properties with a total acquisition price of 607,974 million yen and total leasable area of 2,770,669.34 m² as of the end of the current fiscal period. The occupancy rate across the entire portfolio remained stable at the high level of 99.9% as of the end of the current fiscal period. Furthermore, the total appraisal value of the entire portfolio reached 721,011 million yen with an unrealized gain of 136,780 million yen and the unrealized gain ratio (Note 2) of 23.4 %.

(Note 1) "The pre-leased ratio" represents the ratio of lease contracts signed or granted as of each survey date; in other words, the ratio of the total floor area for which it is possible to assume to stop looking for tenants as of each survey date to the total floor area of new logistics facilities constructed and planned to be supplied in each year.

(Note 2) Unrealized gain ratio = Unrealized gain (Appraisal value or research price at the fiscal period end – Book value) / Book value.

(3) Overview of Financing

GLP J-REIT operates by pursuing the optimal balance between financial stability and the enhancement of investor value. With strong relationships with financial institutions, GLP J-REIT delivers cost efficiency by lengthening debt maturities, proactively using or converting to fixed interest rates and diversifying repayment dates, and maintains an appropriate level of Loan-To-Value ratio (hereinafter "LTV").

In the current fiscal period, on July 8, 2019, GLP J-REIT issued its first Retail Green Bond (GLP J-REIT 13th Unsecured Bonds, total amount issued: 8,000 million yen) with an aim to promote ESG activities and expand financing channels by broadening the investor base, which can include individual investors. In addition, of the existing borrowings with repayment dates on or before January 2020, the amount of 23,540 million yen which includes long-term loans payable with relatively high interest rates were refinanced before their repayment dates and the corresponding interest rate swaps were terminated. (Note 1) These repayments were made by using the cash proceeds received from the sale of assets on March 2019, cash on hand and a part of the cash proceeds from the aforementioned bond issuance. Thus, GLP J-REIT successfully decreased interest costs, improved profitability and lengthened its borrowing periods.

As a result of the above, outstanding interest-bearing liabilities as of the end of the current fiscal period totaled 272,600 million yen (outstanding loans 235,000 million yen, outstanding investment corporation bonds 37,600 million yen) and the ratio of interest-bearing liabilities to total assets (LTV) was 44.7 %.

GLP J-REIT was assigned the following credit ratings as of the end of the current fiscal period.

Credit Rating Agency	Type	Rating	Outlook
JCR (Japan Credit Rating Agency, Ltd.)	Long-term issuer rating	AA	Stable
	Bond rating (Note 2)	AA	–

(Note 1) The amount of expenses incurred in connection with the termination of interest rate swaps is 61 million yen.

(Note 2) It is the rating for the 2nd to the 13th Investment Corporation Bonds.

(4) Overview of Financial Results and Cash Distribution

As a result of these management efforts, GLP J-REIT reported total operating revenues of 19,891 million yen, operating income of 10,852 million yen, ordinary income of 9,575 million yen and net income of 9,612 million yen for the current fiscal period.

As for cash distribution for the current fiscal period, in accordance with the distribution policy set forth in its Articles of Incorporation, GLP J-REIT decided to distribute 9,614,217,360 yen. This cash distribution is eligible for the special tax treatment on investment corporations (Section 67.15 of the Special Taxation Measures Act) and represents the multiple of the number of investment units issued and outstanding (3,833,420 units) from unappropriated retained earnings. Accordingly, distribution per unit for the current fiscal period was 2,508 yen.

In addition, GLP J-REIT intends to distribute funds in excess of the amount of retained earnings (OPD) for each fiscal period on a continuous basis, in accordance with the distribution policy set forth in the Articles of Incorporation (Note). Based on this, GLP J-REIT decided to distribute 1,127,025,480 yen, an amount almost equivalent to 30% of depreciation (3,769 million yen) for the current fiscal period, as a refund of investment categorized as a distribution from unitholders' capital for tax purposes. As a result, the amount of OPD per unit was 294 yen.

(Note) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 762 million yen of capital expenditure for the current fiscal period from 3,769 million yen of depreciation expenses for the period is 3,007 million yen.

For the time being, GLP J-REIT intends to make an OPD distribution (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) in the amount equal to approximately 30% of depreciation expenses for the operating period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan.

With respect to all 75 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 647 million yen.

3. Changes in Number of Investment Units Issued and Outstanding

Changes in number of investment units issued and outstanding and net unitholders' capital for the last five years are as follows:

Date	Type of issue	Number of investment units issued and outstanding (Unit)		Unitholders' capital, net (Note 1) (Million yen)		Note
		Increase (decrease)	Total	Increase (decrease)	Total	
September 1, 2014	Public offering	281,709	2,379,409	30,973	160,389	(Note 2)
September 24, 2014	Issuance of new units through allocation to a third party	11,322	2,390,731	1,244	161,633	(Note 3)
November 19, 2014	Distributions in excess of retained earnings (a refund of investment)	—	2,390,731	(593)	161,040	(Note 4)
May 19, 2015	Distributions in excess of retained earnings (a refund of investment)	—	2,390,731	(698)	160,342	(Note 5)
September 1, 2015	Public offering	197,594	2,588,325	21,784	182,126	(Note 6)

Date	Type of issue	Number of investment units issued and outstanding (Unit)		Unitholders' capital, net (Note 1) (Million yen)		Note
		Increase (decrease)	Total	Increase (decrease)	Total	
September 25, 2015	Issuance of new units through allocation to a third party	5,459	2,593,784	601	182,728	(Note 7)
November 17, 2015	Distributions in excess of retained earnings (a refund of investment)	—	2,593,784	(707)	182,020	(Note 8)
May 17, 2016	Distributions in excess of retained earnings (a refund of investment)	—	2,593,784	(778)	181,242	(Note 9)
September 1, 2016	Public offering	247,507	2,841,291	28,561	209,804	(Note 10)
September 27, 2016	Issuance of new units through allocation to a third party	11,787	2,853,078	1,360	211,164	(Note 11)
November 16, 2016	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(770)	210,393	(Note 12)
May 16, 2017	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(867)	209,526	(Note 13)
November 14, 2017	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(861)	208,665	(Note 14)
March 1, 2018	Public offering	529,922	3,383,000	56,095	264,760	(Note 15)
March 20, 2018	Issuance of new units through allocation to a third party	19,681	3,402,681	2,083	266,843	(Note 16)
May 15, 2018	Distributions in excess of retained earnings (a refund of investment)	—	3,402,681	(858)	265,985	(Note 17)
September 3, 2018	Public offering	411,013	3,813,694	42,620	308,605	(Note 18)
September 26, 2018	Issuance of new units through allocation to a third party	19,726	3,833,420	2,045	310,651	(Note 19)
November 14, 2018	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,017)	309,633	(Note 20)
May 21, 2019	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,134)	308,499	(Note 21)

(Note 1) “Unitholders’ capital, net” represents the amount of unitholders’ capital, net of distributions in excess of retained earnings deducted from total unitholders’ capital.

(Note 2) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the issue price of 109,947 yen or the offer price of 113,827 yen per unit.

(Note 3) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 109,947 yen.

(Note 4) At the Board of Directors’ Meeting held on October 15, 2014, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment) of 283 yen per unit for the 5th Fiscal Period (the period ended August 31, 2014). The payment of distributions was commenced on November 19, 2014.

(Note 5) At the Board of Directors’ Meeting held on April 14, 2015, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment) of 292 yen per unit for the 6th Fiscal Period (the period ended February 28, 2015). The payment of distributions was commenced on May 19, 2015.

(Note 6) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering

at the issue price of 110,247 yen or the offer price of 114,174 yen per unit.

- (Note 7) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 110,247 yen.
- (Note 8) At the Board of Directors' Meeting held on October 14, 2015, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 296 yen per unit for the 7th Fiscal Period (the period ended August 31, 2015). The payment of distributions was commenced on November 17, 2015.
- (Note 9) At the Board of Directors' Meeting held on April 13, 2016, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 300 yen per unit for the 8th Fiscal Period (the period ended February 29, 2016). The payment of distributions was commenced on May 17, 2016.
- (Note 10) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the issue price of 115,398 yen or the offer price of 119,357 yen per unit.
- (Note 11) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 115,398 yen.
- (Note 12) At the Board of Directors' Meeting held on October 13, 2016, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 297 yen per unit for the 9th Fiscal Period (the period ended August 31, 2016). The payment of distributions was commenced on November 16, 2016.
- (Note 13) At the Board of Directors' Meeting held on April 13, 2017, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 304 yen per unit for the 10th Fiscal Period (the period ended February 28, 2017). The payment of distributions was commenced on May 16, 2017.
- (Note 14) At the Board of Directors' Meeting held on October 13, 2017, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 302 yen per unit for the 11th Fiscal Period (the period ended August 31, 2017). The payment of distributions was commenced on November 14, 2017.
- (Note 15) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the issue price of 105,856 yen or the offer price of 109,372 yen per unit.
- (Note 16) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 105,856 yen.
- (Note 17) At the Board of Directors' Meeting held on April 13, 2018, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 301 yen per unit for the 12th Fiscal Period (the period ended February 28, 2018). The payment of distributions was commenced on May 15, 2018.
- (Note 18) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the issue price of 103,697 yen or the offer price of 107,130 yen per unit.
- (Note 19) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 103,697 yen.
- (Note 20) At the Board of Directors' Meeting held on October 15, 2018, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 299 yen per unit for the 13th Fiscal Period (the period ended August 31, 2018). The payment of distributions was commenced on November 14, 2018.
- (Note 21) At the Board of Directors' Meeting held on April 15, 2019, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 296 yen per unit for the 14th Fiscal Period (the period ended February 28, 2019). The payment of distributions was commenced on May 21, 2019.

[Changes in Unit Price at TSE]

The highest and lowest closing prices of the investment units listed on J-REIT section of the Tokyo Stock Exchange for each period are as follows:

(Unit: Yen)

Fiscal Period	11th Period	12th Period	13th Period	14th Period	15th Period
For the period ended	August 31, 2017	February 28, 2018	August 31, 2018	February 28, 2019	August 31, 2019
Highest	129,700	128,400	122,600	120,500	137,400
Lowest	114,700	111,500	110,800	107,100	115,600

4. Distributions

Actual amount of distributions is as follows:

(Unit: Thousand yen, unless otherwise stated)

	11th Period	12th Period	13th Period	14th Period	15th Period
	Mar. 1, 2017 to Aug. 31, 2017	Sept. 1, 2017 to Feb. 28, 2018	Mar. 1, 2018 to Aug. 31, 2018	Sept. 1, 2018 to Feb. 28, 2019	Mar. 1, 2019 to Aug. 31, 2019
Unappropriated retained earnings	6,393,445	6,390,448	7,946,714	9,053,764	9,615,220
Retained earnings carried forward	2,551	2,406	1,454	3,059	1,003
Total distributions	7,252,524	7,246,818	8,962,661	10,185,396	10,741,242
[Distributions per unit]	[2,542 yen]	[2,540 yen]	[2,634 yen]	[2,657 yen]	[2,802 yen]
Of which, distributions of earnings	6,390,894	6,388,041	7,945,260	9,050,704	9,614,217
[Distributions of earnings per unit]	[2,240 yen]	[2,239 yen]	[2,335 yen]	[2,361 yen]	[2,508 yen]
Of which, total refund of investments	861,629	858,776	1,017,401	1,134,692	1,127,025
[Total refund of investments per unit]	[302 yen]	[301 yen]	[299 yen]	[296 yen]	[294 yen]
Of total refund of investments, total distributions from reserve for temporary difference adjustments	—	—	—	—	—
[Of total refund of investments per unit, distributions from reserve for temporary difference adjustments per unit]	[—yen]	[—yen]	[—yen]	[—yen]	[—yen]
Of total refund of investments, total distributions from the unitholders' capital for tax purposes	861,629	858,776	1,017,401	1,134,692	1,127,025
[Of total refund of investments per unit, total distributions from the unitholders' capital for tax purposes per unit]	[302 yen]	[301 yen]	[299 yen]	[296 yen]	[294 yen]

(Note) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 762 million yen of capital expenditure for the current fiscal period from 3,769 million yen of depreciation expenses for the period is 3,007 million yen.

For the time being, GLP J-REIT intends to make an OPD distribution (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) in the amount equal to approximately 30% of depreciation

expenses for the operating period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan.

With respect to all 75 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 647 million yen.

5. Future Management Policy and Matters to be Addressed

GLP J-REIT is committed to implementing the following measures to advance growth over the medium to long term:

- (1) In terms of its internal growth strategy, while enjoying the stable cash flows that characterize its portfolio of assets, GLP J-REIT will aim to keep high occupancy rate of facilities regardless the fluctuation of vacancy rate in the market as a whole, and negotiate for higher rents for lease agreements subject to renewal upon the expirations of lease periods with consideration of market rents. At the same time, GLP J-REIT will seek to enhance the value of existing assets through appropriate maintenance of such assets and capital expenditures.
- (2) With regard to its external growth strategy, GLP J-REIT will take advantage of 11 properties under Rights-of-First-Look agreement (floor area: approximately 0.57 million m²) (Note 1), which is held by GLP J-REIT as a specific and flexible pipeline, and seek future opportunities to acquire some of the 35 properties (floor area: approximately 3.36 million m²) (the figures include properties under construction or planned for construction) (Note 1) held by a joint venture formed by GLP Group with a third party. Furthermore, GLP J-REIT will pursue further expansion of its portfolio by continuously collecting information about prospective third-party properties and using the bridge approach through the Optimal Takeout Arrangement (“OTA”) (Note 2).
- (3) As to financial strategy, GLP J-REIT will examine such financing activities as extending debt maturities through refinancing, issuing investment corporation bonds and raising funds through public offerings of units, while closely monitoring the trends in the financing environment. By doing so, GLP J-REIT will work to achieve an optimal balance of financing methods and financing costs.

(Note 1) The figures as of October 15, 2019 are stated, including one sponsor-owned properties under the Rights-of-First-Look agreement, eight OTA Assets acquired or planned to be acquired by Bridge SPCs for which the private equity placement was arranged by Mizuho Securities Co., Ltd. and two OTA Assets acquired by another bridge scheme (undisclosed). For properties under construction or planned for construction as of October 15, 2019, the floor area is calculated based on planned floor area of construction at that time.

(Note 2) Optimal Takeout Arrangement (“OTA”) refers to the arrangement under which GLP J-REIT acquires an asset at the timing designated by GLP J-REIT within the scheduled acquisition period, and with the acquisition price which may be reduced to some degree depending on the timing of acquisition.

6. Significant Subsequent Events

None to report.

[Profile of GLP J-REIT]

1. Status of Unitholders' Capital

	11th Period As of August 31, 2017	12th Period As of February 28, 2018	13th Period As of August 31, 2018	14th Period As of February 28, 2019	15th Period As of August 31, 2019
Number of investment units authorized (Units)	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000
Number of investment units issued and outstanding (Units)	2,853,078	2,853,078	3,402,681	3,833,420	3,833,420
Unitholders' capital, net (Million yen) (Note)	209,526	208,665	265,985	309,633	308,499
Number of unitholders	14,588	14,310	17,820	18,961	17,779

(Note) It represents the amount of unitholders' capital, net of accumulated distributions in excess of retained earnings deducted from total unitholders' capital amount.

2. Matters Concerning Investment Units

The following is a list of major unitholders as of August 31, 2019.

Name	Location	Number of units held (Units)	Ratio to total number of units issued and outstanding (%) (Note)
Japan Trustee Services Bank, Ltd. (Trust Account)	1-8-11, Harumi, Chuo-ku, Tokyo	624,891	16.30
The Master Trust Bank of Japan, Ltd. (Trust Account)	2-11-3, Hamamatsucho, Minato-ku, Tokyo	585,702	15.27
J.P. MORGAN BANK LUXEMBOURG S.A. 384500 Standing proxy: Mizuho Bank, Ltd., Settlement & Clearing Services Department	Building A, Shinagawa Intercity, 2-15-1, Konan, Minato-ku, Tokyo	321,481	8.38
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	2-2-2, Otemachi, Chiyoda-ku, Tokyo	148,623	3.87
GLP CAPITAL JAPAN 2 PRIVATE LIMITED Standing proxy: Mizuho Securities Co., Ltd. Retail Operations Department (Note 2)	Otemachi First Square, 1-5-1, Otemachi, Chiyoda-ku, Tokyo	132,240	3.44
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	Office Tower Z, Harumi Island Triton Square, 1-8-12, Harumi, Chuo-ku, Tokyo	104,204	2.71
STATE STREET BANK AND TRUST COMPANY 505223 Standing proxy: Mizuho Bank, Ltd., Settlement & Clearing Services Department	Building A, Shinagawa Intercity, 2-15-1, Konan, Minato-ku, Tokyo	52,226	1.36
SSBTC CLIENT OMNIBUS ACCOUNT Standing proxy: The Hong Kong and Shanghai Banking Corporation Limited, Tokyo Branch, Custody Department	3-11-1, Nihonbashi, Chuo-ku, Tokyo	49,707	1.29
BNYM AS AGT/ CLTS 10 PERCENT Standing proxy: MUFG Bank, Ltd., Transaction Services Division	2-7-1 Marunouchi, Chiyoda-ku, Tokyo	47,011	1.22

Name	Location	Number of units held (Units)	Ratio to total number of units issued and outstanding (%) (Note)
STATE STREET BANK WEST CLIENT – TREATY 505234 Standing proxy: Mizuho Bank, Ltd., Settlement & Clearing Services Department	Building A, Shinagawa Intercity, 2-15-1, Konan, Minato-ku, Tokyo	43,534	1.13
Total		2,109,619	55.03

(Note 1) “Ratio to total number of units issued and outstanding” is rounded down to the second decimal place.

(Note 2) GLP CAPITAL JAPAN 2 PRIVATE LIMITED is a group company of GLP, the Sponsor of GLP J-REIT, and holds 34,000 units in addition to the above. Thus, GLP CAPITAL JAPAN 2 PRIVATE LIMITED holds 166,240 units in total (ratio to total number of units issued and outstanding as of August 31, 2019: 4.33%).

3. Matters Concerning Directors and Auditors

(1) Names of Directors and Independent Auditor for the current period

Title	Name	Other concurrent title	Total amount of fees paid during the Period (Thousand yen)
Executive Director (Notes 1 and 2)	Yoji Tatsumi	President and CFO, GLP Japan Advisors Inc.	—
Supervisory Director (Note 2)	Toraki Inoue	Representative CPA, Toraki Inoue CPA Firm President, Accounting Advisory Co., Ltd.	1,980
	Kota Yamaguchi	Partner, Kimura Takushima & Yamaguchi Law Firm Outside Director, Heiwa Corporation	1,980
Independent Auditor (Note 3)	KPMG AZSA LLC	—	14,500

(Note 1) Yoji Tatsumi owns 82 investment units of GLP J-REIT under his own name.

(Note 2) Executive Directors and Supervisory Directors may be an officer of entities other than the above; however, any of such entities including the above has no interest with GLP J-REIT.

(Note 3) The amount of fees paid to Independent Auditor includes the fees for the preparation of a comfort letter (Total 1,500 thousand yen).

(2) Policy on dismissal and non-reappointment of Independent Auditor

The dismissal and non-reappointment of Independent Auditor is to be resolved by the Board of Directors’ Meeting of GLP J-REIT after comprehensively considering various circumstances.

4. Asset Management Company, Custodian and General Administrators

The asset management company, the custodian and administrators as of the current period end are as follows:

Operational role	Company name
Asset Management Company	GLP Japan Advisors Inc.
Custodian, General Administrator, Transfer Agent for Investment Units	Mitsubishi UFJ Trust and Banking Corporation
Administrator for Investment Corporation Bonds	Sumitomo Mitsui Banking Corporation
Administrator for Investment Corporation Bonds	MUFG Bank, Ltd.
Administrator for Investment Corporation Bonds	Resona Bank, Limited.

[Status on Investment Properties]

1. Investment Status

Type of asset	Use of asset	Area (Note 1)	14th Period As of February 28, 2019		15th Period As of August 31, 2019	
			Total amount held (Million yen) (Note 2)	Ratio to total assets (%) (Note 3)	Total amount held (Million yen) (Note 2)	Ratio to total assets (%) (Note 3)
Property and equipment in trust (Note 4)	Logistics facility	Tokyo metropolitan area	337,191	55.2	335,729	55.0
		Greater Osaka area	156,542	25.6	155,648	25.5
		Other	94,966	15.5	92,852	15.2
Subtotal			588,700	96.4	584,230	95.7
Deposits and other assets			22,161	3.6	26,264	4.3
Total assets (Note 5)			610,861 [588,700]	100.0 [96.4]	610,494 [584,230]	100.0 [95.7]

(Note 1) “Tokyo metropolitan area” includes Tokyo, Kanagawa, Saitama, Chiba, Ibaraki, Tochigi, Gunma and Yamanashi prefectures. “Greater Osaka area” includes Osaka, Hyogo, Kyoto, Shiga, Nara and Wakayama prefectures. “Other” includes areas other than the above.

(Note 2) “Total amount held” represents the book value (for property and equipment or property and equipment in trust, the book value after deducting depreciation).

(Note 3) “Ratio to total assets” is rounded to the first decimal place.

(Note 4) The amount of “Property and equipment in trust” does not include the amount of construction in progress and construction in progress in trust. The amount of “Property and equipment in trust” in the Tokyo metropolitan area includes the book value of vehicles.

(Note 5) The total assets above are stated at the book value. In addition, the figures in square brackets represent the holding properties portion to total assets.

2. Major Properties Owned

The major components of assets (the 10 largest properties by book value) as of the current period end are as follows:

Name of properties	Book value (Million yen)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy ratio (%) (Note 3)	Ratio to total rental revenues (%) (Note 3)	Primary use
GLP Osaka	35,813	128,504.34	127,642.38	99.3	4.8	Logistics facility
GLP Tokyo II	34,953	79,073.21	79,073.21	100.0	5.8	Logistics facility
GLP Amagasaki	23,225	110,224.41	110,224.41	100.0	4.6	Logistics facility
GLP Tokyo	21,519	56,757.92	56,757.92	100.0	3.8	Logistics facility
GLP Atsugi II	20,528	74,176.27	74,176.27	100.0	(Note 4)	Logistics facility
GLP Maishima I	19,110	72,948.78	72,948.78	100.0	(Note 4)	Logistics facility
GLP Shinsuna	18,331	44,355.46	44,355.46	100.0	2.4	Logistics facility
GLP Urayasu III	17,962	64,198.11	64,198.11	100.0	(Note 4)	Logistics facility
GLP Sugito II	17,428	101,272.40	100,345.84	99.1	3.6	Logistics facility
GLP Misato	16,882	46,892.00	46,892.00	100.0	(Note 4)	Logistics facility
Total	225,756	778,402.90	776,614.38	99.8	36.0	

(Note 1) “Leasable area” is the area of property or property in trust that is available for lease in accordance with relevant lease agreements or architectural drawings. The figures are rounded down to the second decimal place. Leasable area may change upon renewal of agreements.

(Note 2) “Leased area” is the total area leased to building tenants in accordance with the relevant lease agreements of each property or property in trust. The figures are rounded down to the second decimal place. When a property or property in trust is leased through a master lease agreement, the leased area represents the total space actually leased based on the lease agreement concluded with end-tenants.

(Note 3) “Occupancy ratio” and “Ratio to total rental revenues” are rounded to the first decimal place. As to “Occupancy ratio,” however, when it may result in 100.0% after rounding, the figure is rounded down to the first decimal place and shown as 99.9%.

(Note 4) Not disclosed because the tenants’ consent is not obtained.

3. Summary of Portfolio Properties

The following table summarizes the investment properties held by GLP J-REIT as of the current period end.

Name of property	Location (Note 1)	Type of ownership	Leasable area (m ²) (Note 2)	Appraisal value (Million yen) (Note 3)	Book value (Million yen)
GLP Tokyo	2-1-2, Tokai, Ota-ku, Tokyo	Beneficiary right of real estate in trust	56,757.92	30,500	21,519
GLP Higashi-Ogishima	23-9, Higashi-Ogishima, Kawasaki-ku, Kawasaki, Kanagawa		34,582.00	6,850	4,887
GLP Akishima	4-13-41, Mihori-cho, Akishima, Tokyo 4-13-42, Mihori-cho, Akishima, Tokyo		27,356.63	9,930	7,349
GLP Tomisato	3-1, Misawa, Tomisato, Chiba		27,042.59	6,080	4,528
GLP Narashino II	3-6-3, Akanehama, Narashino, Chiba		101,623.59	20,100	14,390
GLP Funabashi	1-1389-2, Kaijincho-Minami, Funabashi, Chiba		10,465.03	2,090	1,904
GLP Kazo	1-5-1, Minami-shinozaki, Kazo, Saitama		76,532.71	14,400	10,456
GLP Fukaya	1900-2, Mizugahara, Orinokuchi, Fukaya, Saitama		19,706.00	2,890	2,177
GLP Sugito II	398-2, Fukawa, Sugito-machi, Kita-Katsushika, Saitama		101,272.40	25,400	17,428
GLP Iwatsuki	2-9-10, Kokaba, Iwatsuki-ku, Saitama, Saitama		31,839.99	9,750	6,447
GLP Kasukabe	1155, Anzai, Suikaku, Kasukabe, Saitama		18,460.73	5,280	3,866
GLP Koshigaya II	2-2-1, Ryutsu-Danchi, Koshigaya, Saitama		43,533.28	13,800	9,187
GLP Misato II	3-2-1, Lala-city, Shinmisato, Misato, Saitama		59,208.59	21,500	14,079
GLP Tatsumi	3-11-10, Tatsumi, Koto-ku, Tokyo		12,925.58	6,590	4,813
GLP Hamura	4-9-8, Shinmeidai, Hamura, Tokyo		40,277.93	10,000	7,321
GLP Funabashi III	2-15-1, Nishiura, Funabashi, Chiba		18,281.84	4,340	2,978
GLP Sodegaura	385-18, Shiinomori, Sodegaura, Chiba		45,582.06	8,090	5,703
GLP Urayasu III	15-27, Chidori, Urayasu, Chiba		64,198.11	22,800	17,962
GLP Tatsumi Ila	3-8-10, Tatsumi, Koto-ku, Tokyo		17,108.52	8,500	6,595
GLP Tokyo II	3-4-11 Shinsuna, Koto-ku, Tokyo		79,073.21	46,000	34,953
GLP Okegawa	2-6 Akabori, Okegawa, Saitama		17,062.92	3,100	2,374
GLP Shinkiba	1-10-9, Shinkiba, Koto-ku, Tokyo		18,341.73	12,800	11,460
GLP Narashino	2-6-6, Shibazono, Narashino, Chiba		23,548.03	5,570	5,291
GLP Sugito	398-13, Fukawa, Sugito-machi, Kita-Katsushika, Saitama		58,918.12	10,700	8,257
GLP Matsudo	520-1, Kamihongo, Matsudo, Chiba		14,904.60	2,890	2,407
GLP-MFLP Ichikawa Shiohama (Note 4)	1-6-3, Shiohama, Ichikawa, Chiba		50,813.07	17,400	15,215
GLP Atsugi II	4022-2, Sakurada, Nakatsu, Aikawa-machi, Aiko, Kanagawa		74,176.27	24,200	20,528
GLP Yoshimi	603-1, Nishi-Yoshimi, Yoshimi-machi, Hiki, Saitama		62,362.89	11,800	10,832
GLP Noda-Yoshiharu	722-2, Aza Tameshita, Yoshiharu, Noda, Chiba		26,631.40	5,370	4,472
GLP Urayasu	76-4, Minato, Urayasu, Chiba		25,839.60	7,910	7,444
GLP Funabashi II	6-1, Shiomi-cho, Funabashi, Chiba		34,699.09	8,300	7,767
GLP Misato	3-1-3, Izumi, Misato, Saitama		46,892.00	18,600	16,882
GLP Shinsuna	2-5-20, Shinsuna, Koto-ku, Tokyo		44,355.46	18,900	18,331
GLP Shonan	16, Kiriara-cho, Fujisawa, Kanagawa		23,832.60	6,190	5,910
GLP Hirakata	3-2-27, Minami-Nakaburi, Hirakata, Osaka 3-2-7, Minami-Nakaburi, Hirakata, Osaka		29,829.56	6,400	4,550
GLP Hirakata II	3-3-1, Minami-Nakaburi, Hirakata, Osaka		43,283.01	9,430	7,452
GLP Maishima II	2-1-92, Hokuokoryokuchi, Konohana-ku, Osaka, Osaka		56,511.10	12,200	8,133
GLP Tsumori	2-1-30, Minami-Tsumori, Nishinari-ku, Osaka, Osaka		16,080.14	2,750	2,032
GLP Rokko	3-10, Koyochi-Higashi, Higashinada-ku, Kobe, Hyogo		39,339.00	6,130	4,999

Name of property	Location (Note 1)	Type of ownership	Leasable area (m ²) (Note 2)	Appraisal value (Million yen) (Note 3)	Book value (Million yen)
GLP Amagasaki	231-2, Nishi-Mukojima-cho, Amagasaki, Hyogo	Beneficiary right of real estate in trust	110,224.41	29,500	23,225
GLP Amagasaki II	16, Nishi-Takasu-cho, Amagasaki, Hyogo		12,342.95	2,340	1,934
GLP Nara	6-4, Imago-cho, Yamatokoriyama, Nara		19,545.35	3,000	2,062
GLP Sakai	1-63, Chikkoyawatamachi, Sakai-ku, Sakai, Osaka		10,372.10	2,260	1,806
GLP Rokko II	4-15-1, Koyocho-Higashi, Higashinada-ku, Kobe, Hyogo		20,407.30	4,350	3,125
GLP Kadoma	4-2-1, Shinomiya, Kadoma, Osaka		12,211.73	3,250	2,418
GLP Seishin	2-5-1, Yasakadai, Suma-ku, Kobe, Hyogo		9,533.88	1,640	1,415
GLP Fukusaki	1714-14, Saiji, Fukusaki-cho, Kanzaki, Hyogo		24,167.83	4,890	3,557
GLP Kobe-Nishi	7-1-1, Mitsugaoka, Nishi-ku, Kobe, Hyogo		35,417.31	7,630	6,680
GLP Fukaehama	34-1, Fukaehama-cho, Higashinada-ku, Kobe, Hyogo		19,386.00	4,900	4,635
GLP Maishima I	2-1-66, Hokuokoryokuchi, Konohana-ku, Osaka, Osaka		72,948.78	19,400	19,110
GLP Osaka	2-4-43, Nanko Minami, Suminoe, Osaka, Osaka		128,504.34	36,200	35,813
GLP Settsu	2-1-62, Torikainaka, Settsu, Osaka		38,997.24	7,640	7,342
GLP Nishinomiya	1-52, Hanshin Ryutsu Center, Yamaguchi-cho, Nishinomiya, Hyogo		19,766.00	2,820	2,745
GLP Shiga	2-6-56, Noji Higashi, Kusatsu, Shiga 2-6-50, Noji Higashi, Kusatsu, Shiga 2-6-55, Noji Higashi, Kusatsu, Shiga 2-2349-24, Azakamegaya, Noji Higashi, Kusatsu, Shiga		29,848.70	4,740	4,545
GLP Neyagawa	10-10, Shoji Minami-machi, Neyagawa, Osaka		26,938.02	8,470	8,060
GLP Morioka	59, Urata, Sakuramachi, Shiwa-cho, Shiwa, Iwate		10,253.80	871	747
GLP Tomiya	9-1-2, Narita, Tomiya, Miyagi		20,466.98	3,890	2,921
GLP Koriyama I	3-2-2, Oroshi, Kikuta-machi, Koriyama, Fukushima		24,335.96	4,590	3,648
GLP Koriyama III	5-12, Mukaihara, Horinouchi, Kikuta-machi, Koriyama, Fukushima		27,671.51	2,780	2,622
GLP Tokai	2-47, Asayama, Tokai, Aichi		32,343.31	8,190	5,840
GLP Hayashima	823, Yao, Hayashima-cho, Tsukubo, Okayama		13,574.58	1,690	1,186
GLP Hayashima II	4507-40, Hayashima, Hayashima-cho, Tsukubo, Okayama		14,447.48	2,880	2,163
GLP Kiyama	2950-1, Urata, Sonobe, Kiyama-cho, Miyaki, Saga		23,455.96	5,990	4,570
GLP Sendai	2-5-2, Sendaikou Kita, Miyagino-ku, Sendai, Miyagi		37,256.23	6,940	5,260
GLP Ebetsu	69-3, Kakuyama, Ebetsu, Hokkaido		18,489.25	2,220	1,417
GLP Kuwana	3646-1, Kanegaya, Mizono, Tado-cho, Kuwana, Mie		20,402.12	4,300	3,320
GLP Hatsukaichi	14-2, Mokuzaiko-Kita, Hatsukaichi, Hiroshima		10,981.89	2,360	1,822
GLP Komaki	1-31, Shinkoki, Komaki, Aichi		52,709.97	14,000	10,136
GLP Ogimachi	1-8-5, Ogimachi, Miyagino-ku, Sendai, Miyagi		13,155.28	1,660	1,424
GLP Hiroshima	2-7-11, Kusatsukou, Nishi-ku, Hiroshima, Hiroshima 2-7-4, Kusatsukou, Nishi-ku, Hiroshima, Hiroshima		21,003.04	4,350	3,571
GLP Tosu I	1715, Hirata, Hatazaki-machi, Tosu, Saga		74,860.38	11,100	9,278
GLP Tomiya IV	9-7-3, Narita, Tomiya, Miyagi 9-7-7, Narita, Tomiya, Miyagi		32,562.60	6,500	5,765
GLP Soja I	4-10, Nagara, Soja, Okayama		63,015.53	13,100	12,618
GLP Soja II	4-1, Nagara, Soja, Okayama		63,213.22	13,000	12,532
GLP Fujimae	2-201-8, Fujimae, Minato, Nagoya, Aichi		12,609.00	2,040	2,001
Total			2,770,669.34	721,011	584,230

- (Note 1) “Location” represents the indication of residential address. If no indication of residential address exists, the location of the building (one of those if there are multiple buildings) shown on the registry is stated.
- (Note 2) “Leasable area” is the area of property or property in trust that is available for lease in accordance with relevant lease agreements or architectural drawings. The figures are rounded down to the second decimal place. The leasable area may be changed upon renewal of lease agreements.
- (Note 3) “Appraisal value” represents the appraisal value or research price as set forth on the relevant study reports by real estate appraisers as of the balance sheet date in accordance with the policy prescribed in the Articles of Incorporation of GLP J-REIT and the rules of the Investment Trusts Association, Japan.
- (Note 4) GLP-MFLP Ichikawa Shiohama is a property under joint co-ownership which GLP J-REIT holds 50% beneficiary right of real estate in trust. “Leasable area” stated above is computed by multiplying 50% of the joint co-ownership ratio.

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The trend of property-related business of GLP J-REIT is as follows.

Name of property	14th Period From September 1, 2018 To February 28, 2019				15th Period From March 1, 2019 To August 31, 2019			
	At Period End		Rental revenues (Million yen)	Ratio to total rental revenues (%) (Note 2)	At Period End		Rental revenues (Million yen)	Ratio to total rental revenue (%) (Note 2)
	Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)			Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)		
GLP Tokyo	3	100.0	738	4.0	3	100.0	717	3.8
GLP Higashi-Ogishima	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Akishima	3	100.0	(Note 3)	(Note 3)	3	100.0	(Note 3)	(Note 3)
GLP Tomisato	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Narashino II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Funabashi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kazo	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Fukaya	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sugito II	5	99.1	685	3.7	5	99.1	688	3.6
GLP Iwatsuki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kasukabe	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koshigaya II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Misato II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Tatsumi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hamura	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Funabashi III	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sodegaura	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Urayasu III	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Tatsumi Iia	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tokyo II	6	100.0	1,100	5.9	6	100.0	1,115	5.8
GLP Okegawa	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Shinkiba	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Narashino	3	100.0	171	0.9	3	100.0	172	0.9
GLP Sugito	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Matsudo	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP-MFLP Ichikawa Shiohama	5	100.0	470	2.5	5	100.0	486	2.5
GLP Atsugi II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Yoshimi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Noda-Yoshiharu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Urayasu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Funabashi II	1	99.0	(Note 3)	(Note 3)	1	99.0	(Note 3)	(Note 3)
GLP Misato	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Shinsuna	4	83.5	400	2.1	5	100.0	460	2.4
GLP Shonan	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hirakata	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hirakata II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Maishima II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tsumori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Rokko	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Amagasaki	7	100.0	851	4.6	7	100.0	879	4.6

Name of property	14th Period From September 1, 2018 To February 28, 2019				15th Period From March 1, 2019 To August 31, 2019			
	At Period End		Rental revenues (Million yen)	Ratio to total rental revenues (%) (Note 2)	At Period End		Rental revenues (Million yen)	Ratio to total rental revenue (%) (Note 2)
	Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)			Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)		
GLP Amagasaki II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Nara	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sakai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Rokko II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kadoma	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Seishin	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Fukusaki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kobe-Nishi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Fukaehama	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Maishima I	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Osaka	12	92.6	861	4.6	13	99.3	917	4.8
GLP Settsu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Nishinomiya	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Shiga	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Neyagawa	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Morioka	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tomiya	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koriyama I	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koriyama III	4	100.0	126	0.7	4	100.0	125	0.7
GLP Tokai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hayashima	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hayashima II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kiyama	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sendai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Ebetsu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kuwana	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hatsukaichi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Komaki	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Ogimachi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hiroshima	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Fukuoka (Note 4)	1	100.0	(Note 3)	(Note 3)	—	—	(Note 3)	(Note 3)
GLP Tosu I	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tomiya IV	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Soja I	5	95.5	402	2.2	5	100.0	445	2.3
GLP Soja II	7	99.6	382	2.0	7	99.6	407	2.1
GLP Fujimae	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Total	135	99.2	18,691	100.0	136	99.9	19,105	100.0

(Note 1) “Number of tenants” represents the total number of building tenants stated on the lease agreement of each property or property in trust.

(Note 2) “Occupancy ratio” and “Ratio to total rental revenues” are rounded to the first decimal place. As to “Occupancy ratio,” however, when it may result in 100.0% after rounding, the figure is rounded down to the first decimal place and shown as 99.9%.

(Note 3) Not disclosed because the tenants' consent is not obtained.

(Note 4) GLP Fukuoka was sold to a third party on March 29, 2019.

4. Specified Transaction

As of the current period end, the contract amount and fair value of the outstanding transaction under the specified transaction account of GLP J-REIT are as follows.

	Type	Contract amount (Million yen) (Note 1)		Fair value (Million yen) (Note 2)
			Due after one year	
OTC	Interest rate swaps: Receive floating/ Pay fix	181,580	181,580	(2,836)
Total		181,580	181,580	(2,836)

(Note 1) The contract amount of interest rate swaps is based on its notional principal.

(Note 2) Fair value is the amount measured by the counterparty of the transaction based on data such as market rates.

(Note 3) For the financial reporting purpose, the transaction is not measured at fair value but accounted for under special treatment for interest rate swaps based on "Accounting Standards for Financial Instruments" under Japanese GAAP.

5. Investments and Other Assets

(1) Investment securities – Equity securities

Name of stock	Number of share	Acquisition cost (Thousand yen)		Fair value (Thousand yen)		Unrealized gain/loss (Thousand yen)	Remarks
		Per share	Total	Per share	Total		
Okayama General Distribution Center Co., Ltd.	16 shares	100	1,600	100	1,600	—	(Note)

(Note) The book value is used as its fair value for the unlisted equity securities.

(2) Details of other specified assets

Beneficiary rights of real estate in trust held by GLP J-REIT are disclosed in aforementioned "3. Summary of Portfolio Properties." GLP J-REIT has no other specified assets.

[Capital Expenditure for Properties Owned]

1. Future Plan for Capital Expenditure

The following table summarizes the major capital expenditure plan in connection with scheduled renovation and others for properties owned as of the end of the current fiscal period. Estimated construction cost includes the amounts to be expensed for accounting purpose.

Property name	Location	Purpose	Planned period	Estimated construction cost (Million yen)		
				Total amount	Amount paid during the period	Total amount paid
GLP Tokai	Tokai, Aichi	Renovation of East-side exterior walls	From November 2019 to December 2019	30	—	—
GLP Urayasu	Urayasu, Chiba	Renovation of North-side track berth	From November 2019 to November 2019	27	—	—
GLP Sugito II	Kita-Katsushika, Saitama	FRP waterproofing work on roofs	From November 2019 to January 2020	24	—	—
GLP Settsu	Settsu, Osaka	Renewal of No. C Omni Lifter, Building No.4	From November 2019 to January 2020	22	—	—
GLP Urayasu	Urayasu, Chiba	Renovation of North-side exterior walls and eave soffits	From January 2020 to February 2020	21	—	—
GLP Kadoma	Kadoma, Osaka	Reinforcement of concrete-block walls	From October 2019 to December 2019	20	—	—
GLP Higashi-Ogishima	Kawasaki, Kanagawa	Installation of AC drain pipes	From December 2019 to February 2020	20	—	—
GLP Fukaya	Fukaya, Saitama	Installation of AC drain pipes	From December 2019 to February 2020	20	—	—
GLP Koriyama I	Koriyama, Fukushima	Replacement of foam fire extinguishing facility (deluge valves)	From October 2019 to February 2020	20	—	—

2. Capital Expenditure Incurred for the Period

The following table summarizes the major constructions to holding properties that resulted in capital expenditure for the current period. Capital expenditure for the current period was 762 million yen. The total construction cost amounted to 872 million yen, including repair and maintenance of 110 million yen that was accounted for as expenses.

Property name	Location	Purpose	Period	Construction cost (Million yen)
GLP Tokai	Tokai, Aichi	Renovation of South-side exterior walls	From June 2019 to August 2019	33
GLP Kasukabe	Kasukabe, Saitama	Roadbed improvement work in the facility yard (South-side)	From July 2019 to August 2019	29
GLP Atsugi II	Aiko, Kanagawa	Construction of surface water storage structures in North-side parking lot	From August 2019 to August 2019	20
GLP Tokyo	Ota, Tokyo	FRP waterproofing work on roofs	From August 2019 to August 2019	20
GLP Morioka	Shiwa, Iwate	Partial renovation of vertical conveyor systems	From August 2019 to August 2019	9
Other	—	—	—	650
Total				762

3. Funds Reserved for Long-Term Repair Plans

Based on the long-term repair plan established for each property, GLP J-REIT accounted for the following reserves from the operating cash flows to be appropriated for the large-scale engineering works in the mid- to long-term future.

(Unit: Million yen)

Operating period	11th Period Mar. 1, 2017 to Aug. 31, 2017	12th Period Sept. 1, 2017 to Feb. 28, 2018	13th Period Mar. 1, 2018 to Aug. 31, 2018	14th Period Sep. 1, 2018 to Feb. 28, 2019	15th Period Mar. 1, 2019 to Aug. 31, 2019
Balance brought forward from the previous period	—	—	—	—	—
Amount reserved during the period	—	—	—	—	—
Amount used during the period	—	—	—	—	—
Balance to be carried forward to the next period	—	—	—	—	—

(Note 1) GLP J-REIT intends not to account for reserves if the estimated amount of capital expenditure of the following period does not exceed the amount equivalent to 70% of the estimated depreciation expenses for the same period. GLP J-REIT estimates the amount of capital expenditure for the 16th period (for the period ending February 29, 2020) to be 1,016 million yen, which does not exceed 2,645 million yen, the amount equivalent to 70% of 3,779 million yen, which is the estimated depreciation expenses for the same period.

(Note 2) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 762 million yen of capital expenditure for the current fiscal period from 3,769 million yen of depreciation expenses for the period is 3,007 million yen.

For the time being, GLP J-REIT intends to make an OPD distribution (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) in the amount equal to approximately 30% of depreciation expenses for the operating period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan.

With respect to all 75 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 647 million yen. Please refer to the "Summary of Engineering Due Diligence Report" below for the emergency repair and maintenance expenses and the mid-to-long term repair and maintenance expenses for each asset.

(Reference) Summary of Engineering Due Diligence Report

Property number	Name of property	Engineering due diligence company	Date of report	Emergency repair and maintenance expenses (Thousand yen) (Note 1)	Mid-to-Long term repair and maintenance expenses (Thousand yen) (Note2)
Tokyo-1	GLP Tokyo	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 31, 2017	—	446,000
Tokyo-2	GLP Higashi-Ogishima			—	337,520
Tokyo-3	GLP Akishima (Note 3)			—	206,370
Tokyo-4	GLP Tomisato			—	90,060
Tokyo-5	GLP Narashino II			—	1,117,350
Tokyo-6	GLP Funabashi			—	167,750
Tokyo-7	GLP Kazo			—	392,050
Tokyo-8	GLP Fukaya			—	307,300
Tokyo-9	GLP Sugito II			—	406,640
Tokyo-10	GLP Iwatsuki			—	71,950
Tokyo-11	GLP Kasukabe			—	167,980
Tokyo-12	GLP Koshigaya II			—	139,890
Tokyo-13	GLP Misato II (Note 3)			—	168,620
Tokyo-14	GLP Tatsumi			—	54,520
Tokyo-15	GLP Hamura			—	61,540
Tokyo-16	GLP Funabashi III		August 31, 2018	—	127,980
Tokyo-17	GLP Sodegaura			—	63,000
Tokyo-18	GLP Urayasu III			—	296,600
Tokyo-19	GLP Tatsumi Ila		March 20, 2014	—	86,120
Tokyo-21	GLP Tokyo II (Note 3)		July 25, 2014	—	357,870
Tokyo-22	GLP Okegawa		July 27, 2015	—	209,530
Tokyo-23	GLP Shinkiba			—	243,980
Tokyo-24	GLP Narashino		July 27, 2015	—	230,950
Tokyo-26	GLP Sugito (Note 3)			—	276,775
Tokyo-27	GLP Matsudo	Tokio Marine & Nichido Risk Consulting Co., Ltd.	December 14, 2015	—	142,870
Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 4)		April 12, 2016	—	220,644
Tokyo-29	GLP Atsugi II		August 3, 2016	—	180,143
Tokyo-30	GLP Yoshimi			—	142,536
Tokyo-31	GLP Noda-Yoshiharu	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	July 1, 2015	—	62,226
Tokyo-32	GLP Urayasu	Tokio Marine & Nichido Risk Consulting Co., Ltd.	August 18, 2017	—	82,849
Tokyo-33	GLP Funabashi II			—	262,847
Tokyo-34	GLP Misato			—	211,734
Tokyo-35	GLP Shinsuna		July 30, 2018	—	298,639
Tokyo-36	GLP Shonan			—	142,715
Osaka-1	GLP Hirakata	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 31, 2017	—	376,400
Osaka-2	GLP Hirakata II			—	236,350
Osaka-3	GLP Maishima II (Note 3)			—	271,900
Osaka-4	GLP Tsumori			—	143,330
Osaka-5	GLP Rokko			—	406,840
Osaka-6	GLP Amagasaki (Note 3)			—	204,430
Osaka-7	GLP Amagasaki II			—	136,600
Osaka-8	GLP Nara			—	146,790
Osaka-9	GLP Sakai			—	39,800
Osaka-10	GLP Rokko II		August 31, 2018	—	353,530
Osaka-11	GLP Kadoma		July 25, 2014	—	114,160
Osaka-12	GLP Seishin			—	186,900

Property number	Name of property	Engineering due diligence company	Date of report	Emergency repair and maintenance expenses (Thousand yen) (Note 1)	Mid-to-Long term repair and maintenance expenses (Thousand yen) (Note2)	
Osaka-13	GLP Fukusaki (Note 3)	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	July 25, 2014	—	160,500	
Osaka-14	GLP Kobe-Nishi		January 28, 2015	—	57,340	
Osaka-15	GLP Fukaeahama (Note 3)	Tokio Marine & Nichido Risk Consulting Co., Ltd.	August 3, 2016	—	219,979	
Osaka-16	GLP Maishima I		August 18, 2017	—	407,302	
Osaka-17	GLP Osaka		July 30, 2018	—	459,059	
Osaka-18	GLP Settsu			—	413,785	
Osaka-19	GLP Nishinomiya			—	227,195	
Osaka-20	GLP Shiga			—	215,421	
Osaka-21	GLP Neyagawa			—	63,718	
Other-1	GLP Morioka		Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 31, 2017	—	52,660
Other-2	GLP Tomiya (Note 3)				—	84,040
Other-3	GLP Koriyama I	—			56,400	
Other-4	GLP Koriyama III	—			315,200	
Other-5	GLP Tokai	—			151,530	
Other-6	GLP Hayashima	—			144,200	
Other-7	GLP Hayashima II	—			51,550	
Other-8	GLP Kiyama (Note 3)	—			233,920	
Other-10	GLP Sendai	—		134,980		
Other-11	GLP Ebetsu	August 31, 2018		—	74,540	
Other-12	GLP Kuwana			—	126,470	
Other-13	GLP Hatsukaichi			—	83,530	
Other-14	GLP Komaki			—	227,250	
Other-15	GLP Ogimachi	July 25, 2014		—	110,170	
Other-16	GLP Hiroshima			—	198,660	
Other-19	GLP Tosu I (Note 3)	Tokio Marine & Nichido Risk Consulting Co., Ltd.	July 27, 2015	—	187,234	
Other-20	GLP Tomiya IV		August 3, 2016	—	233,500	
Other-21	GLP Soja I		January 15, 2018	—	161,102	
Other-22	GLP Soja II			—	161,224	
Other-23	GLP Fujimae		July 30, 2018	—	143,851	
Total				—	15,548,888	

(Note 1) “Emergency repair and maintenance expenses” represents the repair costs deemed to be required within one year from the date of the report.

(Note 2) “Mid-to-Long term repair and maintenance expenses” represents the total repair costs deemed to be required within 12 years from the date of the report.

(Note 3) The amounts include repair and maintenance expenses reported in “Engineering Due Diligence Report (Solar Panels)” on January 15, 2018.

(Note 4) GLP-MFLP Ichikawa Shiohama is a property under joint co-ownership which GLP J-REIT holds 50% beneficiary right of real estate in trust. “Emergency repair and maintenance expenses” and “Mid-to-Long term repair and maintenance expenses” stated above are computed by multiplying 50% of the joint co-ownership ratio.

[Expenses and Liabilities]

1. Status of Expenses related to Asset Management

(Unit: Thousand yen)

	14th Period From September 1, 2018 To February 28, 2019	15th Period From March 1, 2019 To August 31, 2019
Asset management fee	1,994,088	2,140,433
Asset custody fee	7,547	8,287
Administrative service fees	24,474	25,481
Directors' remuneration	3,960	3,960
Audit fee	13,500	13,000
Taxes and dues	103	11,589
Other operating expenses	73,302	71,967
Total	2,116,975	2,274,720

(Note) In addition to above, the amount of asset management fee capitalized as part of acquisition cost was 254,550 thousand yen for the 14th Period and the amount of asset management fee included in the calculation of gain on sales of property and equipment was 11,500 thousand yen for the 15th Period.

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2. Status of Borrowings

The following summarizes the outstanding loans payable by financial institutions as of the current period end.

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Short-term loans payable	Sumitomo Mitsui Banking Corporation	September 3, 2018	480	—	0.21%	September 2, 2019 (Note 5)	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	September 3, 2018	320	—	0.21%	September 2, 2019 (Note 6)	Lump-sum	(Note 11)	Unsecured not guaranteed
	Subtotal		800	—					
Long-term loans payable	Sumitomo Mitsui Banking Corporation	January 4, 2013	5,000	—	1.41% (Note 4)	January 4, 2020 (Note 7)	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		6,400	—					
	Mizuho Bank, Ltd.		4,000	—					
	The Bank of Fukuoka, Ltd.		900	—					
	Development Bank of Japan Inc.		4,500	—					
	MUFG Bank, Ltd.	February 1, 2013	3,250	3,250	1.03%	January 31, 2020	Lump-sum	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	February 1, 2013	3,250	3,250	1.30% (Note 4)	February 1, 2021	Lump-sum	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	March 3, 2014	2,000	2,000	1.09% (Note 4)	February 26, 2021	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,400	2,400					
	Mizuho Bank, Ltd.		1,250	1,250					
	Development Bank of Japan Inc.		450	450					
	Sumitomo Mitsui Banking Corporation	March 3, 2014	1,470	1,470	1.56% (Note 4)	February 29, 2024	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,170	1,170					
	Development Bank of Japan Inc.		500	500					
	MUFG Bank, Ltd.	March 3, 2014	3,800	3,800	0.92%	February 26, 2021	Lump-sum	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	June 30, 2014	500	500	1.48% (Note 4)	June 30, 2026	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		500	500					
	Sumitomo Mitsui Banking Corporation	September 2, 2014	3,890	3,890	0.86% (Note 4)	September 2, 2022	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		4,440	4,440					
	Mizuho Bank, Ltd.		2,830	2,830					
	The Bank of Fukuoka, Ltd.		610	610					
	Development Bank of Japan Inc.		650	650					
	The Norinchukin Bank		350	350					
	Resona Bank, Limited.		270	270					
	Sumitomo Mitsui Trust Bank, Limited		560	560					
	Sumitomo Mitsui Banking Corporation	September 2, 2014	1,530	1,530	1.85% (Note 4)	September 2, 2027	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,170	1,170					
	Sumitomo Mitsui Banking Corporation	May 1, 2015	2,700	2,700	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 11)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	May 1, 2015	700	700	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 11)	Unsecured not guaranteed
	The Norinchukin Bank	May 1, 2015	400	400	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 11)	Unsecured not guaranteed

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	September 1, 2015	2,922	2,922	0.61% (Note 4)	February 28, 2022	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		3,028	3,028					
	Mizuho Bank, Ltd.		1,640	1,640					
	Citibank, N.A., Tokyo Branch		320	320					
	The Bank of Fukuoka, Ltd.		480	480					
	Development Bank of Japan Inc.		320	320					
	The Norinchukin Bank		320	320					
	Resona Bank, Limited.		320	320					
	Sumitomo Mitsui Trust Bank, Limited		440	440					
	Shinsei Bank, Limited		130	130					
	The 77 Bank, Ltd.		130	130					
	MUFG Bank, Ltd.	September 1, 2015	1,300	1,300	0.96% (Note 4)	September 1, 2025	Lump-sum	(Note 11)	Unsecured not guaranteed
	The Bank of Fukuoka, Ltd.	January 4, 2016	1,400	1,400	0.35% (Note 4)	February 26, 2021	Lump-sum	(Note 12)	Unsecured not guaranteed
	The Norinchukin Bank		1,400	1,400					
	MUFG Bank, Ltd.	January 4, 2016	1,900	1,900	0.61% (Note 4)	February 29, 2024	Lump-sum	(Note 12)	Unsecured not guaranteed
	Resona Bank, Limited.		1,400	1,400					
	Mizuho Bank, Ltd.	January 4, 2016	1,500	1,500	0.93% (Note 4)	February 27, 2026	Lump-sum	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	January 4, 2016	5,600	5,600	1.22% (Note 4)	December 21, 2026	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		5,100	5,100					
	Sumitomo Mitsui Banking Corporation	January 4, 2016	500	500	1.31% (Note 4)	December 20, 2027	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		400	400					
	Sumitomo Mitsui Banking Corporation	January 4, 2016	600	600	1.57% (Note 4)	December 20, 2028	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		400	400					
	Sumitomo Mitsui Banking Corporation	January 15, 2016	980	980	0.42% (Note 4)	January 14, 2022	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	January 15, 2016	850	850	0.42%	January 14, 2022	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	January 15, 2016	610	610	0.42% (Note 4)	January 14, 2022	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	September 1, 2016	3,780	3,780	0.29%	September 1, 2023	Lump-sum	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	September 1, 2016	4,100	4,100	0.32%	September 1, 2024	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	September 1, 2016	530	—	0.24%	September 2, 2019 (Note 8)	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	Mizuho Bank, Ltd.		510	—					
	Citibank, N.A., Tokyo Branch		310	—					
	The Bank of Fukuoka, Ltd.		290	—					
	The 77 Bank, Ltd.		300	—					
	MUFG Bank, Ltd.	September 1, 2016	1,250	1,250	0.26%	September 1, 2020	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	Mizuho Bank, Ltd.		1,570	1,570					
	Citibank, N.A., Tokyo Branch		270	270					
	The 77 Bank, Ltd.		60	60					

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	September 1, 2016	790	790	0.44%	March 1, 2024	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,000	2,000					
	Mizuho Bank, Ltd.		1,280	1,280					
	Citibank, N.A., Tokyo Branch		780	780					
	The Bank of Fukuoka, Ltd.		500	500					
	Development Bank of Japan Inc.		230	230					
	The Norinchukin Bank		1,060	1,060					
	Resona Bank, Limited.		490	490					
	Aozora Bank, Ltd.		180	180					
	Shinsei Bank, Limited		180	180					
	Sumitomo Mitsui Trust Bank, Limited		480	480					
	The 77 Bank, Ltd.		180	180					
	Sumitomo Mitsui Banking Corporation	September 1, 2016	2,170	2,170	0.57%	March 3, 2025	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,310	2,310					
	Mizuho Bank, Ltd.		1,110	1,110					
	The Bank of Fukuoka, Ltd.		740	740					
	Development Bank of Japan Inc.		550	550					
	Resona Bank, Limited.		650	650					
	Aozora Bank, Ltd.		370	370					
	Shinsei Bank, Limited		370	370					
	Sumitomo Mitsui Trust Bank, Limited		920	920					
	Mizuho Bank, Ltd.	December 20, 2016	1,150	1,150	0.25%	December 21, 2020	Lump-sum	(Note 12)	Unsecured not guaranteed
	The Bank of Fukuoka, Ltd.	December 20, 2016	500	500	0.53%	December 20, 2022	Lump-sum	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Trust Bank, Limited	December 20, 2016	1,150	1,150	0.56%	December 20, 2023	Lump-sum	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	December 20, 2016	5,700	5,700	0.79%	September 1, 2025	Lump-sum	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	September 1, 2017	870	870	0.46%	September 1, 2023	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	September 1, 2017	580	580	0.46%	September 1, 2023	Lump-sum	(Note 11)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	January 4, 2018	1,500	1,500	0.19%	December 21, 2020	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		800	800					
	Citibank, N.A., Tokyo Branch		1,800	1,800					
	The Bank of Fukuoka, Ltd.		1,800	1,800					
	The Norinchukin Bank		1,300	1,300					
	Sumitomo Mitsui Banking Corporation	January 4, 2018	5,100	5,100	0.28% (Note 4)	December 20, 2021	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		3,600	3,600					
	Mizuho Bank, Ltd.		500	500					
	Resona Bank, Limited.	January 4, 2018	1,300	1,300	0.48% (Note 4)	December 22, 2025	Lump-sum	(Note 12)	Unsecured not guaranteed

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	January 4, 2018	2,300	2,300	0.60% (Note 4)	October 30, 2026	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,300	2,300					
	Mizuho Bank, Ltd.		2,000	2,000					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	540	540	0.29% (Note 4)	September 1, 2021	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		700	700					
	Mizuho Bank, Ltd.		930	930					
	Citibank, N.A., Tokyo Branch		140	140					
	The Norinchukin Bank		190	190					
	Resona Bank, Limited.		130	130					
	Sumitomo Mitsui Trust Bank, Limited		340	340					
	Shinsei Bank, Limited		200	200					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	2,850	2,850	0.34% (Note 4)	February 28, 2023	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,600	2,600					
	Mizuho Bank, Ltd.		1,900	1,900					
	Citibank, N.A., Tokyo Branch		470	470					
	Development Bank of Japan Inc.		580	580					
	The Norinchukin Bank		530	530					
	Resona Bank, Limited.		260	260					
	Sumitomo Mitsui Trust Bank, Limited		440	440					
	Shinsei Bank, Limited		500	500					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	1,900	1,900	0.38% (Note 4)	February 29, 2024	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,900	1,900					
	Mizuho Bank, Ltd.		1,140	1,140					
	Development Bank of Japan Inc.		270	270					
	The Norinchukin Bank		220	220					
	Resona Bank, Limited.		60	60					
	Sumitomo Mitsui Trust Bank, Limited		220	220					
	Shinsei Bank, Limited		290	290					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	1,130	1,130	0.50% (Note 4)	February 27, 2026	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		830	830					
	Mizuho Bank, Ltd.		820	820					
	Resona Bank, Limited.		390	390					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	1,420	1,420	0.71% (Note 4)	February 29, 2028	Lump-sum	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,110	1,110					
	Mizuho Bank, Ltd.		630	630					

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	September 3, 2018	1,690	1,690	0.36% (Note 4)	September 2, 2022	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,280	1,280					
	Mizuho Bank, Ltd.		2,530	2,530					
	Citibank, N.A., Tokyo Branch		1,200	1,200					
	The Norinchukin Bank		980	980					
	Resona Bank, Limited.		120	120					
	Sumitomo Mitsui Trust Bank, Limited		940	940					
	Shinsei Bank, Limited		1,230	1,230					
	Sumitomo Mitsui Banking Corporation	September 3, 2018	4,920	4,920	0.45% (Note 4)	September 1, 2024	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		4,770	4,770					
	Mizuho Bank, Ltd.		2,610	2,610					
	Development Bank of Japan Inc.		530	530					
	The Norinchukin Bank		600	600					
	Resona Bank, Limited.		540	540					
	Sumitomo Mitsui Trust Bank, Limited		540	540					
	Sumitomo Mitsui Banking Corporation	September 3, 2018	3,160	3,160	0.70% (Note 4)	September 2, 2027	Lump-sum	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,840	2,840					
	Mizuho Bank, Ltd.		1,770	1,770					
	Development Bank of Japan Inc.		530	530					
	Resona Bank, Limited.		540	540					
	Development Bank of Japan Inc.	December 20, 2018	1,250	1,250	0.31% (Note 4)	December 20, 2023	Lump-sum	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Trust Bank, Limited	December 20, 2018	1,250	1,250	0.31% (Note 4)	December 20, 2023	Lump-sum	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	February 26, 2019	3,600	—	0.21%	February 28, 2020 (Note 9)	Lump-sum	(Note 13)	Unsecured not guaranteed
	MUFG Bank, Ltd.	February 26, 2019	2,400	—	0.21%	February 28, 2020 (Note 10)	Lump-sum	(Note 13)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	February 28, 2019	557	557	0.21% (Note 4)	February 28, 2022	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		703	703					
	Mizuho Bank, Ltd.		1,125	1,125					
	Citibank, N.A., Tokyo Branch		1,091	1,091					
	The Bank of Fukuoka, Ltd.		639	639					
	The Norinchukin Bank		139	139					
	Resona Bank, Limited.		100	100					
	Sumitomo Mitsui Trust Bank, Limited		131	131					
	Shinsei Bank, Limited		14	14					
	The Gunma Bank, Ltd.		500	500					

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	February 28, 2019	350	350	0.37% (Note 4)	February 27, 2026	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,034	1,034					
	Mizuho Bank, Ltd.		2,007	2,007					
	The Bank of Fukuoka, Ltd.		1,223	1,223					
	Development Bank of Japan Inc.		73	73					
	The Norinchukin Bank		296	296					
	Resona Bank, Limited.		262	262					
	Shinsei Bank, Limited		14	14					
	Sumitomo Mitsui Banking Corporation	February 28, 2019	2,100	2,100	0.63% (Note 4)	February 28, 2029	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,100	2,100					
	Mizuho Bank, Ltd.		1,800	1,800					
	Sumitomo Mitsui Banking Corporation	July 23, 2019	—	1,350	0.19% (Note 4)	July 31, 2023	Lump-sum	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.		—	1,930					
	Mizuho Bank, Ltd.		—	1,261					
	Citibank, N.A., Tokyo Branch		—	310					
	The Bank of Fukuoka, Ltd.		—	613					
	Development Bank of Japan Inc.		—	2,236					
	The 77 Bank, Ltd.		—	300					
	Sumitomo Mitsui Banking Corporation		July 23, 2019	—					
	MUFG Bank, Ltd.	—		4,170					
	Mizuho Bank, Ltd.	—		2,730					
	The Bank of Fukuoka, Ltd.	—		460					
	Development Bank of Japan Inc.	—		1,680					
Subtotal			243,700	235,000					
Total			244,500	235,000					

(Note 1) “Long-term loans payable” includes the current portion of long term loans payable as of each period end.

(Note 2) “Average rate” represents the weighted average interest rate during the fiscal period and is rounded to the second decimal place.

(Note 3) When the repayment date falls on a day other than a business day, it shall be the next business day.

(Note 4) GLP J-REIT uses interest rate swaps to hedge the interest rate risk exposure. The rate stated above is the effective rate of interest after interest rate swaps.

(Note 5) Of outstanding loan balance of 480 million yen at beginning of the period, 480 million yen was repaid on July 23, 2019 before its contractual repayment date.

(Note 6) Of outstanding loan balance of 320 million yen at beginning of the period, 320 million yen was repaid on July 23, 2019 before its contractual repayment date.

(Note 7) Of outstanding loan balance of 20,800 million yen at beginning of the period, 3,500 million yen on July 8, 2019 and 17,300 million yen on July 23, 2019 were repaid before its contractual repayment date.

(Note 8) Of outstanding loan balance of 1,940 million yen at beginning of the period, 1,940 million yen was repaid on July 23, 2019 before its contractual repayment date.

(Note 9) Of outstanding loan balance of 3,600 million yen at beginning of the period, 3,600 million yen was repaid on July 8, 2019 before its contractual repayment date.

(Note 10) Of outstanding loan balance of 2,400 million yen at beginning of the period, 2,400 million yen was repaid on July 8, 2019 before its contractual repayment date.

(Note 11) The fund was used to acquire properties or beneficiary rights of real estate in trust.

(Note 12) The fund was used to make repayments of bank borrowing.

(Note 13) The fund was used to redeem the investment corporation bonds.

3. Status of Investment Corporation Bonds

The following summarizes the status of investment corporation bonds issued as of the current period end.

Description	Issued date	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Interest rate (Note 1)	Maturity date	Maturity method	Use	Remarks
GLP J-REIT 2nd Unsecured Bonds	July 30, 2014	2,000	2,000	0.98%	July 30, 2024	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 3rd Unsecured Bonds	December 26, 2014	4,500	4,500	0.51%	December 25, 2020	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 4th Unsecured Bonds	December 26, 2014	1,500	1,500	0.68%	December 26, 2022	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 5th Unsecured Bonds	December 26, 2014	3,000	3,000	1.17%	December 25, 2026	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 6th Unsecured Bonds	June 30, 2015	1,500	1,500	0.89%	June 30, 2025	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 7th Unsecured Bonds	November 28, 2016	6,900	6,900	0.01%	November 28, 2019	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 8th Unsecured Bonds	November 28, 2016	1,100	1,100	0.45%	November 27, 2026	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 9th Unsecured Bonds	February 27, 2017	1,000	1,000	0.47%	February 26, 2027	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 10th Unsecured Bonds	July 9, 2018	2,000	2,000	0.23%	July 7, 2023	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 11th Unsecured Bonds	July 9, 2018	1,000	1,000	0.56%	July 7, 2028	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 12th Unsecured Bonds (Green Bonds)	December 20, 2018	5,100	5,100	0.68%	December 20, 2028	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 13th Unsecured Bonds (Green Bonds)	July 8, 2019	—	8,000	0.61%	July 6, 2029	Lump-sum	(Note 2)	(Note 4)
Total		29,600	37,600					

(Note 1) “Interest rate” is rounded to the second decimal place.

(Note 2) The fund was used to make repayment of bank borrowing.

(Note 3) The bond is subject to the special pari passu clause among specified investment corporation bonds.

(Note 4) The bond is subject to the special pari passu clause among investment corporation bonds.

4. Status of Short-Term Investment Corporation Bonds

None

5. Status of Subscription Rights to New Investment Units

None

[Acquisition and Disposition]

1. Acquisition and Disposition of Real Estate Properties & Asset-Backed Securities and Infrastructure & Infrastructure Related Assets

Type of asset	Name of property	Disposition			
		Disposition date	Disposition price (Million yen) (Note)	Book value (Million yen)	Gain / Loss (Million yen)
Beneficiary right of real estate in trust	GLP Fukuoka	March 29, 2019	2,300	1,462	786
Total			2,300	1,462	786

(Note) “Disposition price” represents the sales proceeds (excluding expenses incurred for disposition and consumption taxes) of beneficiary right of real estate in trust as stated in the Sales and Purchase Contract of Beneficiary Rights of Real Estate in Trust.

2. Acquisition and Disposition of Other Assets

Other assets except real estate properties & asset-backed securities and infrastructure & infrastructure related assets mentioned above mostly consist of cash and deposits and cash and deposits in trust.

3. Appraisal Values of Specified Assets

(1) Real estate properties

Acquisition or disposition	Name of property	Acquisition or disposition date	Acquisition or disposition price (Million yen) (Note 1)	Appraisal value (Million yen) (Note 2)	Name of appraiser	Date of appraisal
Disposition	GLP Fukuoka	March 29, 2019	2,300	1,910	Japan Real Estate Institute	February 28, 2019

(Note 1) “Disposition price” represents the sales proceeds (excluding expenses incurred for disposition and consumption taxes) of beneficiary right of real estate in trust as stated in the Sales and Purchase Contract of Beneficiary Rights of Real Estate in Trust.

(Note 2) “Appraisal value” of specified assets above was determined in accordance with the “Real Estate Appraisal Standards, Specific Standards Chapter 3, Appraisal of Securitized Properties” or the “General Guideline for Real Estate Appraisers on Determination of Purpose and Scope of Valuation and Contents of Report” issued by Ministry of Land, Infrastructure, Transport and Tourism of Japan.

(2) Other

(a) Name of the party who performed the investigation

KPMG AZSA LLC

(b) Overview of the method and results of the investigation

The transactions subject to the investigation for the period from March 1, 2019 to August 31, 2019 are two interest rate swap transactions. For these transactions, GLP J-REIT entrusted KPMG AZSA LLC to perform the investigation of comparable prices, names of counterparties, contract amounts, durations of transactions etc. based on the Article 201-2 of the Act on Investment Trusts and Investment Corporations, and obtained the report on agreed-upon procedures based on Professional Practice Guidelines 4460, the “Practical Guidelines on Agreed-Upon Procedures for the Investigation of Values, etc. of Specified Assets held by Investment Trusts or Investment Corporations” issued by the Japanese Institute of Certified Public Accountants.

This investigation is neither a part of the financial audit nor an attestation engagement on the reasonableness of values or the

internal control system.

4. Transactions with Interested Parties

(1) Transactions

None to report.

(2) Amounts of fees paid

	Total fees (A) (Thousand yen)	Name of interested parties and major shareholders and the amount of transactions		(B)/(A) (%)
		Paid to	Amount paid (B) (Thousand yen)	
Property management fee	357,348	GLP Japan Inc.	357,348	100.0
Royalty fee	7,500	GLP Japan Inc.	7,500	100.0
Leasing commission	79,925	GLP Japan Inc.	79,925	100.0

(Note) The term “interested parties” refers to interested parties of Asset Management Company (Asset Manager) as stipulated by Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations and Article 26, Paragraph 1, Item 27 of the Regulations Concerning Investment Reports of Investment Trusts and Investment Corporations issued by The Investment Trust Association, Japan.

5. Status on Transactions with Asset Manager in connection with Concurrent Business conducted by the Asset Manager

No item to report since GLP Japan Advisors Inc., the Asset Manager of GLP J-REIT, does not concurrently engaged in any of the Type I Financial Instruments Business, Type II Financial Instruments Business, Building Lots and Buildings Transaction Business or Real Estate Specified Joint Business.

[Accounting]

1. Status on Assets, Liabilities, Principals, and Income and Losses

Please refer to the “Balance Sheets,” “Statements of Income,” “Statements of Changes in Net Assets,” “Notes to Financial Statements” and “Statements of Distributions” presented later in this report.

2. Change in Calculation of Depreciation

None

3. Change in Valuation of Real Estate Properties and Infrastructure Assets

None

4. Status of Beneficiary Certificates of Investment Trust Established by Self

None

[Other Information]

1. Notice

The following summarizes an overview of major contracts that the Board of Directors of GLP J-REIT approved to conclude or modify for the current period.

Date of approval	Item	Summary
June 13, 2019	Conclusion of Underwriting Agreement and other with regard to investment corporation bonds	<p>Based on a comprehensive resolution on the issuance of unsecured investment corporation bonds at a meeting of the Board of Directors held on June 13, 2019, GLP J-REIT entered into the following agreements with effective date of June 21, 2019.</p> <ul style="list-style-type: none">(1) Underwriting Agreement, relating to the issuance of GLP J-REIT 13th Unsecured Bond with special pari passu conditions among investment corporation bonds (Green Bonds), concluded among GLP Japan Advisors Inc., Mizuho Securities Co., Ltd., Daiwa Securities Co. Ltd. and SMBC Nikko Securities Inc.(2) Administration Agreement for GLP J-REIT 13th Unsecured Bond with special pari passu conditions among investment corporation bonds (Green Bonds), concluded with Resona Bank, Limited. ("Resona"), the commissioned company for bondholders, in order to entrust the receipt of payments, the preservation of rights of claim on behalf of the bondholders and other administration of the investment corporation bonds.(3) Memorandum agreed with Resona, regarding fees prescribed in the aforementioned (2) Administration Agreement for GLP J-REIT 13th Unsecured Bond with special pari passu conditions among investment corporation bonds (Green Bonds).(4) Administrative Agent Agreement for GLP J-REIT 13th Unsecured Bond with special pari passu conditions among investment corporation bonds (Green Bonds), concluded with Resona. Under the Agreement, Resona is designated as the administrative agent, issuing agent and payment agent.(5) Memorandum agreed with Resona, regarding fees prescribed in the aforementioned (4) Administrative Agent Agreement for GLP J-REIT 13th Unsecured Bond with special pari passu conditions among investment corporation bonds (Green Bonds).

2. Other

In this report, any fraction is rounded down for monetary amounts and rounded off for ratios unless otherwise stated.

[Disclosure regarding Investments in Real Estate Holding Companies in Foreign Countries]

None

[Disclosure regarding Properties Held by above Mentioned Real Estate Holding Companies in Foreign Countries]

None

SUPPLEMENTAL INFORMATION

[The information provided in this section is based on the status as of August 31, 2019, unless otherwise stated.]

Diversification of Portfolio

The following summarizes the diversification of properties in trust.

a. By Geographical Area

Area	Total floor space (m ²) (Note 1)	Ratio (%) (Note 2)	Acquisition cost (Million yen)	Ratio (%) (Note 2)
Tokyo metropolitan area	1,614,237.22	51.7	348,273	57.3
Greater Osaka area	874,816.15	28.0	161,837	26.6
Other	635,665.42	20.3	97,864	16.1
Total	3,124,718.80	100.0	607,974	100.0

(Note 1) "Total floor space" is based on the floor space stated on any of the followings: certificate of completion of the major building, notice of verification of building construction or application for verification of building construction. For a property in trust under joint co-ownership, floor space is based on the entire property.

(Note 2) "Ratio" is rounded to the first decimal place. Thus, the totals shown do not necessarily agree with the sums of the individual ratios.

b. By Building Age

Building age (Note 1)	Number of properties	Total floor space (m ²) (Note 2)	Ratio (%) (Note 3)	Acquisition cost (Million yen)	Ratio (%) (Note 3)
20 years or more	27	719,768.79	23.0	119,767	19.7
15 years or more but less than 20 years	12	490,466.71	15.7	121,433	20.0
10 years or more but less than 15 years	28	1,388,728.67	44.4	273,726	45.0
5 years or more but less than 10 years	3	232,793.84	7.5	32,796	5.4
Less than 5 years	5	292,960.79	9.4	60,250	9.9
Total	75	3,124,718.80	100.0	607,974	100.0

(Note 1) As a general rule, "Building age" shows the period of years from a completion date of new construction of major building stated on real estate register to August 31, 2019.

(Note 2) "Total floor space" is based on the floor space stated on any of the followings: certificate of completion of the major building, notice of verification of building construction or application for verification of building construction. For a property in trust under joint co-ownership, floor space is based on the entire property.

(Note 3) "Ratio" is rounded to the first decimal place. Thus, the totals shown do not necessarily agree with the sums of the individual ratios.

c. By Total Floor Space

Total floor space (m ²) (Note 1)	Number of properties	Total floor space (m ²) (Note 1)	Ratio (%) (Note 2)	Acquisition cost (Million yen)	Ratio (%) (Note 2)
100,000 m ² or more	6	751,558.94	24.1	147,056	24.2
50,000 m ² or more but less than 100,000 m ²	14	978,218.86	31.3	189,583	31.2
30,000 m ² or more but less than 50,000 m ²	19	720,788.28	23.1	139,115	22.9
10,000 m ² or more but less than 30,000 m ²	35	664,749.07	21.3	130,749	21.5
Less than 10,000 m ²	1	9,403.64	0.3	1,470	0.2
Total	75	3,124,718.80	100.0	607,974	100.0

(Note 1) "Total floor space" is based on the floor space stated on any of the followings: certificate of completion of the major building, notice of verification of building construction or application for verification of building construction. For a property in trust

under joint co-ownership, floor space is based on the entire property.

(Note 2) “Ratio” is rounded to the first decimal place. Thus, the totals shown do not necessarily agree with the sums of the individual ratios.

d. By Remaining Lease Period

Lease period (Remaining period) (Note 1)	Leased area (m ²) (Note 2)	Ratio (%) (Note 3)	Annual contracted rent (Million yen) (Note 4)	Ratio (%) (Note 3)
7 years or more	415,663.11	15.0	5,720	15.7
5 years or more but less than 7 years	324,237.43	11.7	4,127	11.3
3 years or more but less than 5 years	711,485.14	25.7	10,038	27.6
1 year or more but less than 3 years	1,091,403.91	39.4	13,524	37.1
Less than 1 year	225,493.01	8.1	2,999	8.2
Total	2,768,282.61	100.0	36,410	100.0

(Note 1) “Lease period” represents the remaining lease period subsequent to August 31, 2019 based on the lease agreement of each property or property in trust as of August 31, 2019.

(Note 2) “Leased area” represents the total leased area by remaining lease period, based on the relevant lease agreement of each property or property in trust as of August 31, 2019, and is rounded down to the second decimal place. For a property in trust under joint co-ownership, leased area is computed by multiplying the joint co-ownership ratio.

(Note 3) “Ratio” is rounded to the first decimal place. Thus, the totals shown do not necessarily agree with the sums of the individual ratios.

(Note 4) “Annual contracted rent” represents the total of individual rents annualized and classified by remaining lease period. It is calculated by multiplying the monthly contracted rent for building (including CAM but excluding consumption taxes. If the property or property in trust has multiple tenants, the total of all monthly rents.) indicated in the relevant lease agreement(s) of each property or property in trust as of August 31, 2019 by 12, rounded down to the nearest one million yen. For a property in trust under joint co-ownership, leased area is computed by multiplying the joint co-ownership ratio.

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Summary of Portfolio Properties

Area	Property number	Name of property	Location	Construction date (Note 1)	Annual contracted rent (Million yen) (Note 2)	Tenant leasehold and security deposit (Million yen) (Note 3)	Land area (m ²)
Tokyo	Tokyo-1	GLP Tokyo	Ota, Tokyo	November 17, 2003	1,333	272	14,879.68
	Tokyo-2	GLP Higashi-Ogishima	Kawasaki, Kanagawa	August 27, 1987	(Note 4)	(Note 4)	25,313.64
	Tokyo-3	GLP Akishima	Akishima, Tokyo	February 10, 2001	(Note 4)	(Note 4)	30,939.95
	Tokyo-4	GLP Tomisato	Tomisato, Chiba	July 3, 2007	(Note 4)	(Note 4)	39,398.15
	Tokyo-5	GLP Narashino II	Narashino, Chiba	August 26, 1991	(Note 4)	(Note 4)	55,185.00
	Tokyo-6	GLP Funabashi	Funabashi, Chiba	April 14, 1990	(Note 4)	(Note 4)	5,804.04
	Tokyo-7	GLP Kazo	Kazo, Saitama	March 11, 2005	(Note 4)	(Note 4)	38,278.86
	Tokyo-8	GLP Fukaya	Fukaya, Saitama	January 23, 1991	(Note 4)	(Note 4)	31,666.62
	Tokyo-9	GLP Sugito II	Kita-katsushika, Saitama	January 18, 2007	1,273	393	53,792.06
	Tokyo-10	GLP Iwatsuki	Saitama, Saitama	August 5, 2008	(Note 4)	(Note 4)	17,277.60
	Tokyo-11	GLP Kasukabe	Kasukabe, Saitama	July 15, 2004	(Note 4)	(Note 4)	18,269.08
	Tokyo-12	GLP Koshigaya II	Koshigaya, Saitama	July 28, 2006	(Note 4)	(Note 4)	16,056.14
	Tokyo-13	GLP Misato II	Misato, Saitama	September 19, 2008	(Note 4)	(Note 4)	30,614.09
	Tokyo-14	GLP Tatsumi	Koto, Tokyo	September 8, 2003	(Note 4)	(Note 4)	6,500.01
	Tokyo-15	GLP Hamura	Hamura, Tokyo	January 13, 2009	(Note 4)	(Note 4)	26,712.92
	Tokyo-16	GLP Funabashi III	Funabashi, Chiba	January 24, 2001	(Note 4)	(Note 4)	9,224.00
	Tokyo-17	GLP Sodegaura	Sodegaura, Chiba	June 15, 2007	(Note 4)	(Note 4)	32,524.00
	Tokyo-18	GLP Urayasu III	Urayasu, Chiba	March 6, 2006	(Note 4)	(Note 4)	33,654.00
	Tokyo-19	GLP Tatsumi Ila	Koto, Tokyo	August 28, 1986	(Note 4)	(Note 4)	6,384.51
	Tokyo-21	GLP Tokyo II	Koto, Tokyo	April 20, 2006	2,005	393	31,998.97
	Tokyo-22	GLP Okegawa	Okegawa, Saitama	July 31, 1993	(Note 4)	(Note 4)	9,913.68
	Tokyo-23	GLP Shinkiba	Koto, Tokyo	August 29, 2002	(Note 4)	(Note 4)	11,224.54
	Tokyo-24	GLP Narashino	Narashino, Chiba	September 26, 1989	321	44	14,047.00
	Tokyo-26	GLP Sugito	Kita-Katsushika, Saitama	July 4, 2005	(Note 4)	(Note 4)	48,237.80
	Tokyo-27	GLP Matsudo	Matsudo, Chiba	April 5, 1999	(Note 4)	(Note 4)	12,088.34
	Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 5)	Ichikawa, Chiba	January 14, 2014	885	123	52,887.00
	Tokyo-29	GLP Atsugi II	Aiko, Kanagawa	June 1, 2016	(Note 4)	(Note 4)	38,241.60
	Tokyo-30	GLP Yoshimi	Hiki, Saitama	September 4, 2015	(Note 4)	(Note 4)	33,911.95
	Tokyo-31	GLP Noda-Yoshiharu	Noda, Chiba	September 19, 2012	(Note 4)	(Note 4)	17,026.44
	Tokyo-32	GLP Urayasu	Urayasu, Chiba	April 7, 2003	(Note 4)	(Note 4)	16,054.00
	Tokyo-33	GLP Funabashi II	Funabashi, Chiba	January 13, 1989	(Note 4)	(Note 4)	16,346.00
	Tokyo-34	GLP Misato	Misato, Saitama	January 25, 2006	(Note 4)	(Note 4)	38,992.48
	Tokyo-35	GLP Shinsuna	Koto, Tokyo	March 31, 1987	895	253	22,831.21
	Tokyo-36	GLP Shonan	Fujisawa, Kanagawa	December 24, 1999	(Note 4)	(Note 4)	14,384.17
Tokyo metropolitan area, total					20,352	6,610	870,659.53
Osaka	Osaka-1	GLP Hirakata	Hirakata, Osaka	September 20, 1985	(Note 4)	(Note 4)	25,290.30
	Osaka-2	GLP Hirakata II	Hirakata, Osaka	December 11, 2000	(Note 4)	(Note 4)	31,131.17
	Osaka-3	GLP Maishima II	Osaka, Osaka	October 15, 2006	(Note 4)	(Note 4)	24,783.06
	Osaka-4	GLP Tsumori	Osaka, Osaka	October 14, 1981	(Note 4)	(Note 4)	9,021.75
	Osaka-5	GLP Rokko	Kobe, Hyogo	March 4, 1991	(Note 4)	(Note 4)	24,969.30
	Osaka-6	GLP Amagasaki	Amagasaki, Hyogo	December 8, 2006	1,537	602	59,078.60
	Osaka-7	GLP Amagasaki II	Amagasaki, Hyogo	February 12, 1992	(Note 4)	(Note 4)	4,310.06
	Osaka-8	GLP Nara	Yamatokoriyama, Nara	November 22, 1969	(Note 4)	(Note 4)	13,420.77
	Osaka-9	GLP Sakai	Sakai, Osaka	September 18, 2007	(Note 4)	(Note 4)	10,000.03
	Osaka-10	GLP Rokko II	Kobe, Hyogo	July 26, 2006	(Note 4)	(Note 4)	18,212.00
	Osaka-11	GLP Kadoma	Kadoma, Osaka	January 29, 1980	(Note 4)	(Note 4)	8,436.79
	Osaka-12	GLP Seishin	Kobe, Hyogo	December 19, 1995	(Note 4)	(Note 4)	5,489.57
	Osaka-13	GLP Fukusaki	Kanzaki, Hyogo	July 20, 2004	(Note 4)	(Note 4)	40,466.90
	Osaka-14	GLP Kobe-Nishi	Kobe, Hyogo	January 8, 2015	(Note 4)	(Note 4)	20,999.95
	Osaka-15	GLP Fukaehama	Kobe, Hyogo	February 28, 2007	(Note 4)	(Note 4)	18,242.52
	Osaka-16	GLP Maishima I	Osaka, Osaka	July 10, 2006	(Note 4)	(Note 4)	25,834.92
	Osaka-17	GLP Osaka	Osaka, Osaka	August 19, 2004	1,811	417	45,953.22

Area	Property number	Name of property	Location	Construction date (Note 1)	Annual contracted rent (Million yen) (Note 2)	Tenant leasehold and security deposit (Million yen) (Note 3)	Land area (m ²)
	Osaka-18	GLP Settsu	Settsu, Osaka	March 20, 1981	(Note 4)	(Note 4)	37,718.42
	Osaka-19	GLP Nishinomiya	Nishinomiya, Hyogo	October 31, 1979	(Note 4)	(Note 4)	14,639.04
	Osaka-20	GLP Shiga	Kusatsu, Shiga	October 16, 1991	(Note 4)	(Note 4)	32,678.54
	Osaka-21	GLP Neyagawa	Neyagawa, Osaka	April 4, 2018	(Note 4)	(Note 4)	13,328.77
Greater Osaka area, total					9,601	3,390	484,005.68
	Other-1	GLP Morioka	Shiwa, Iwate	August 27, 1980	(Note 4)	(Note 4)	10,244.70
	Other-2	GLP Tomiya	Tomiya, Miyagi	April 5, 2006	(Note 4)	(Note 4)	19,525.08
	Other-3	GLP Koriyama I	Koriyama, Fukushima	August 21, 2008	(Note 4)	(Note 4)	18,626.32
	Other-4	GLP Koriyama III	Koriyama, Fukushima	February 17, 1993	237	55	22,862.07
	Other-5	GLP Tokai	Tokai, Aichi	July 14, 2004	(Note 4)	(Note 4)	18,987.22
	Other-6	GLP Hayashima	Tsukubo, Okayama	November 28, 1989	(Note 4)	(Note 4)	12,808.41
	Other-7	GLP Hayashima II	Tsukubo, Okayama	December 7, 2007	(Note 4)	(Note 4)	14,675.59
	Other-8	GLP Kiyama	Miyaki, Saga	November 5, 2008	(Note 4)	(Note 4)	73,225.00
	Other-10	GLP Sendai	Sendai, Miyagi	January 4, 2007	(Note 4)	(Note 4)	19,276.01
	Other-11	GLP Ebetsu	Ebetsu, Hokkaido	January 20, 2009	(Note 4)	(Note 4)	35,111.40
	Other-12	GLP Kuwana	Kuwana, Mie	September 4, 2006	(Note 4)	(Note 4)	46,811.76
	Other-13	GLP Hatsukaichi	Hatsukaichi, Hiroshima	July 10, 2006	(Note 4)	(Note 4)	18,452.00
	Other-14	GLP Komaki	Komaki, Aichi	February 15, 2008	(Note 4)	(Note 4)	27,640.00
	Other-15	GLP Ogimachi	Sendai, Miyagi	August 9, 1974	(Note 4)	(Note 4)	10,354.95
	Other-16	GLP Hiroshima	Hiroshima, Hiroshima	March 31, 1989	(Note 4)	(Note 4)	15,603.94
	Other-19	GLP Tosu I	Tosu, Saga	January 31, 2008	(Note 4)	(Note 4)	51,843.52
	Other-20	GLP Tomiya IV	Tomiya, Miyagi	November 24, 1998	(Note 4)	(Note 4)	24,947.28
	Other-21	GLP Soja I	Soja, Okayama	February 6, 2013	779	435	33,054.58
	Other-22	GLP Soja II	Soja, Okayama	October 13, 2015	768	216	33,061.77
	Other-23	GLP Fujimae	Nagoya, Aichi	October 21, 1987	(Note 4)	(Note 4)	17,972.76
Other, total					6,455	2,240	525,084.36
Total portfolio					36,410	12,242	1,879,749.57

(Note 1) “Construction date” generally represents the date of construction of the main building as stated in the property registry. For properties with several main buildings, it represents the date of construction of the building with the largest floor space according to the property registry. When the date of construction is not stated in the registry, the delivery date of the inspection certificate is shown.

(Note 2) “Annual contracted rent” represents the amount annualized by multiplying the monthly contracted rent (including CAM but excluding consumption taxes, if the property or property in trust has multiple tenants, the total of all monthly rents) as indicated in the relevant lease agreement(s) of each property or property in trust as of August 31, 2019 by 12. Any fraction less than one million yen is rounded down. Accordingly, the sum of annual contracted rent of each property or property in trust may not equal to each subtotal or total of portfolio. In addition, the amount does not include parking or solar panel rents.

(Note 3) “Tenant leasehold and security deposit” represents total balance of leasehold and security deposit amount based on the lease agreement of each property or property in trust as of August 31, 2019, rounded down to the nearest million yen. Accordingly, the sum of leasehold and security deposits of each property or property in trust may not equal to each subtotal or total of portfolio.

(Note 4) Not disclosed because the tenants’ consent is not obtained.

(Note 5) “Annual contracted rent” and “Tenant leasehold and security deposit” are computed by multiplying 50% of the joint co-ownership ratio. “Land area” is based on the entire property.

Valuation and Appraisal

Property number	Name of property	Appraiser	Date of valuation	Appraisal value (Million yen) (Note 1)	Indicated value				
					Direct Capitalization method		Discount Cash Flow method		
					Value (Million yen)	Cap rate (%)	Value (Million yen)	Discount rate (%)	Yield (%)
Tokyo-1	GLP Tokyo	JLL Morii Valuation & Advisory K.K.	August 31, 2019	30,500	31,100	3.6	29,800	3.4	3.8
Tokyo-2	GLP Higashi-Ogishima	JLL Morii Valuation & Advisory K.K.	August 31, 2019	6,850	6,980	4.1	6,720	3.9	4.3
Tokyo-3	GLP Akishima	JLL Morii Valuation & Advisory K.K.	August 31, 2019	9,930	10,100	4.1	9,760	3.9	4.3
Tokyo-4	GLP Tomisato	Tanizawa Sogo Appraisal	August 31, 2019	6,080	6,240	4.6	6,010	1y-2y 4.6 3y- 4.7	4.8
Tokyo-5	GLP Narashino II	Tanizawa Sogo Appraisal	August 31, 2019	20,100	20,500	4.7	19,900	1y 4.4 2y- 4.6	4.7
Tokyo-6	GLP Funabashi	Tanizawa Sogo Appraisal	August 31, 2019	2,090	2,100	4.5	2,090	1-2y 4.4 3-4y 4.5 5y- 4.6	4.7
Tokyo-7	GLP Kazo	Tanizawa Sogo Appraisal	August 31, 2019	14,400	15,100	4.5	14,100	1-2y 4.4 3-10y 4.6	4.7
Tokyo-8	GLP Fukaya	Tanizawa Sogo Appraisal	August 31, 2019	2,890	2,990	4.8	2,840	1-3y 4.7 4-10y 4.9	5.0
Tokyo-9	GLP Sugito II	JLL Morii Valuation & Advisory K.K.	August 31, 2019	25,400	25,900	4.0	24,900	3.8	4.2
Tokyo-10	GLP Iwatsuki	JLL Morii Valuation & Advisory K.K.	August 31, 2019	9,750	9,950	4.0	9,550	3.8	4.2
Tokyo-11	GLP Kasukabe	JLL Morii Valuation & Advisory K.K.	August 31, 2019	5,280	5,370	4.3	5,180	4.1	4.5
Tokyo-12	GLP Koshigaya II	JLL Morii Valuation & Advisory K.K.	August 31, 2019	13,800	14,000	3.9	13,500	3.7	4.1
Tokyo-13	GLP Misato II	JLL Morii Valuation & Advisory K.K.	August 31, 2019	21,500	21,900	3.9	21,100	3.7	4.1
Tokyo-14	GLP Tatsumi	JLL Morii Valuation & Advisory K.K.	August 31, 2019	6,590	6,730	3.7	6,450	3.5	3.9
Tokyo-15	GLP Hamura	Tanizawa Sogo Appraisal	August 31, 2019	10,000	10,200	4.2	9,910	1y-4y 4.0 5y-10y 4.2	4.4
Tokyo-16	GLP Funabashi III	JLL Morii Valuation & Advisory K.K.	August 31, 2019	4,340	4,420	4.0	4,250	3.8	4.2
Tokyo-17	GLP Sodegaura	JLL Morii Valuation & Advisory K.K.	August 31, 2019	8,090	8,220	4.6	7,950	4.4	4.8
Tokyo-18	GLP Urayasu III	Tanizawa Sogo Appraisal	August 31, 2019	22,800	23,100	3.8	22,700	1y-3y 3.7 4y-10y 3.8	3.9
Tokyo-19	GLP Tatsumi Ila	JLL Morii Valuation & Advisory K.K.	August 31, 2019	8,500	8,670	3.7	8,320	3.5	3.9
Tokyo-21	GLP Tokyo II	Japan Real Estate Institute	August 31, 2019	46,000	46,300	3.7	45,600	3.4	3.8
Tokyo-22	GLP Okegawa	Tanizawa Sogo Appraisal	August 31, 2019	3,100	3,110	4.6	3,090	1-7y 4.6 8-10y 4.7	4.8
Tokyo-23	GLP Shinkiba	Tanizawa Sogo Appraisal	August 31, 2019	12,800	13,400	3.9	12,500	1y-3y 3.9 4y-10y 4.0	4.1
Tokyo-24	GLP Narashino	Tanizawa Sogo Appraisal	August 31, 2019	5,570	5,650	4.6	5,530	4.6	4.7
Tokyo-26	GLP Sugito	JLL Morii Valuation & Advisory K.K.	August 31, 2019	10,700	10,900	4.1	10,400	3.9	4.3
Tokyo-27	GLP Matsudo	JLL Morii Valuation & Advisory K.K.	August 31, 2019	2,890	2,940	4.5	2,830	4.3	4.7
Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 2)	Japan Real Estate Institute	August 31, 2019	17,400	17,550	4.1	17,250	3.8	4.3
Tokyo-29	GLP Atsugi II	Tanizawa Sogo Appraisal	August 31, 2019	24,200	24,300	4.1	24,200	1y-7y 4.0 8y-10y 4.1	4.2
Tokyo-30	GLP Yoshimi	Tanizawa Sogo Appraisal	August 31, 2019	11,800	12,100	4.6	11,600	1y-6y 4.5 7y-11y 4.6	4.7
Tokyo-31	GLP Noda-Yoshiharu	Tanizawa Sogo Appraisal	August 31, 2019	5,370	5,420	4.8	5,350	1-6y 4.4 7y-10y 4.6	4.8
Tokyo-32	GLP Urayasu	Tanizawa Sogo Appraisal	August 31, 2019	7,910	8,030	4.0	7,860	1-3y 3.9 4-10y 4.0	4.1
Tokyo-33	GLP Funabashi II	JLL Morii Valuation & Advisory K.K.	August 31, 2019	8,300	8,500	4.1	8,100	3.9	4.3
Tokyo-34	GLP Misato	JLL Morii Valuation & Advisory K.K.	August 31, 2019	18,600	18,900	3.9	18,200	3.7	4.1
Tokyo-35	GLP Shinsuna	Tanizawa Sogo Appraisal	August 31, 2019	18,900	19,600	3.9	18,800	1y-2y 3.9 3y-10y 4.0	4.1
Tokyo-36	GLP Shonan	Tanizawa Sogo Appraisal	August 31, 2019	6,190	6,240	4.5	6,170	1y-4y 4.4 5y-10y 4.5	4.6
Osaka-1	GLP Hirakata	Japan Real Estate Institute	August 31, 2019	6,400	6,440	4.8	6,350	4.4	5.1
Osaka-2	GLP Hirakata II	Japan Real Estate Institute	August 31, 2019	9,430	9,550	4.5	9,310	4.3	4.7
Osaka-3	GLP Maishima II	Japan Real Estate Institute	August 31, 2019	12,200	12,300	4.6	12,100	4.3	4.8
Osaka-4	GLP Tsumori	Japan Real Estate Institute	August 31, 2019	2,750	2,780	5.1	2,710	4.8	5.4
Osaka-5	GLP Rokko	Japan Real Estate Institute	August 31, 2019	6,130	6,190	5.0	6,070	4.6	5.3

Property number	Name of property	Appraiser	Date of valuation	Appraisal value (Million yen) (Note 1)	Indicated value				
					Direct Capitalization method		Discount Cash Flow method		
					Value (Million yen)	Cap rate (%)	Value (Million yen)	Discount rate (%)	Yield (%)
Osaka-6	GLP Amagasaki	Japan Real Estate Institute	August 31, 2019	29,500	29,900	4.3	29,100	4.1	4.5
Osaka-7	GLP Amagasaki II	Japan Real Estate Institute	August 31, 2019	2,340	2,370	5.0	2,300	4.6	5.4
Osaka-8	GLP Nara	JLL Morii Valuation & Advisory K.K.	August 31, 2019	3,000	3,030	5.4	2,960	5.2	5.6
Osaka-9	GLP Sakai	Japan Real Estate Institute	August 31, 2019	2,260	2,260	5.1	2,250	4.7	5.3
Osaka-10	GLP Rokko II	Tanizawa Sogo Appraisal	August 31, 2019	4,350	4,410	4.8	4,330	1y-2y 4.8 3y-10y 5.0	5.0
Osaka-11	GLP Kadoma	Japan Real Estate Institute	August 31, 2019	3,250	3,260	4.7	3,240	4.3	4.8
Osaka-12	GLP Seishin	Japan Real Estate Institute	August 31, 2019	1,640	1,660	5.1	1,620	4.8	5.4
Osaka-13	GLP Fukusaki	Japan Real Estate Institute	August 31, 2019	4,890	4,940	5.1	4,830	4.7	5.4
Osaka-14	GLP Kobe-Nishi	Japan Real Estate Institute	August 31, 2019	7,630	7,670	4.7	7,580	4.7	5.1
Osaka-15	GLP Fukaehama	Japan Real Estate Institute	August 31, 2019	4,900	4,970	4.8	4,820	4.5	5.0
Osaka-16	GLP Maishima I	Japan Real Estate Institute	August 31, 2019	19,400	19,600	4.4	19,100	4.2	4.6
Osaka-17	GLP Osaka	JLL Morii Valuation & Advisory K.K.	August 31, 2019	36,200	37,700	4.0	35,500	3.8	4.2
Osaka-18	GLP Settsu	Japan Real Estate Institute	August 31, 2019	7,640	7,750	4.8	7,530	4.6	5.0
Osaka-19	GLP Nishinomiya	Japan Real Estate Institute	August 31, 2019	2,820	2,850	5.3	2,780	4.7	5.1
Osaka-20	GLP Shiga	JLL Morii Valuation & Advisory K.K.	August 31, 2019	4,740	4,820	4.8	4,650	4.6	5.0
Osaka-21	GLP Neyagawa	JLL Morii Valuation & Advisory K.K.	August 31, 2019	8,470	8,630	4.1	8,310	3.9	4.3
Other-1	GLP Morioka	Tanizawa Sogo Appraisal	August 31, 2019	871	895	6.3	860	6.1	6.5
Other-2	GLP Tomiya	Tanizawa Sogo Appraisal	August 31, 2019	3,890	3,980	5.1	3,850	1y-3y 4.8 4y-5y 4.9 6y-10y 5.0	5.3
Other-3	GLP Koriyama I	Tanizawa Sogo Appraisal	August 31, 2019	4,590	4,630	5.4	4,570	1y-2y 5.1 3y-4y 5.2 5y-10y 5.3	5.6
Other-4	GLP Koriyama III	Tanizawa Sogo Appraisal	August 31, 2019	2,780	2,820	5.4	2,760	1y 5.1 2y-10y 5.3	5.6
Other-5	GLP Tokai	JLL Morii Valuation & Advisory K.K.	August 31, 2019	8,190	8,330	4.4	8,040	4.2	4.6
Other-6	GLP Hayashima	Japan Real Estate Institute	August 31, 2019	1,690	1,710	5.7	1,660	5.5	5.9
Other-7	GLP Hayashima II	Japan Real Estate Institute	August 31, 2019	2,880	2,900	5.2	2,860	4.9	5.4
Other-8	GLP Kiyama	Japan Real Estate Institute	August 31, 2019	5,990	6,070	4.9	5,910	4.4	5.3
Other-10	GLP Sendai	Tanizawa Sogo Appraisal	August 31, 2019	6,940	7,020	4.9	6,900	1y-2y 4.6 3y-10y 4.8	5.1
Other-11	GLP Ebetsu	JLL Morii Valuation & Advisory K.K.	August 31, 2019	2,220	2,250	5.2	2,180	5	5.4
Other-12	GLP Kuwana	Tanizawa Sogo Appraisal	August 31, 2019	4,300	4,360	5.4	4,280	1y-2y 5.4 3y-10y 5.6	5.6
Other-13	GLP Hatsukaichi	Tanizawa Sogo Appraisal	August 31, 2019	2,360	2,370	5.4	2,360	1y-3y 5.4 4y-10y 5.6	5.6
Other-14	GLP Komaki	JLL Morii Valuation & Advisory K.K.	August 31, 2019	14,000	14,200	4.2	13,700	4	4.4
Other-15	GLP Ogimachi	Tanizawa Sogo Appraisal	August 31, 2019	1,660	1,670	5.8	1,660	1y-3y 5.3 4y-10y 5.5	5.8
Other-16	GLP Hiroshima	Japan Real Estate Institute	August 31, 2019	4,350	4,380	5.5	4,320	5.1	5.6
Other-19	GLP Tosu I	Japan Real Estate Institute	August 31, 2019	11,100	11,300	4.6	10,900	4.2	5.0
Other-20	GLP Tomiya IV	JLL Morii Valuation & Advisory K.K.	August 31, 2019	6,500	6,600	5.0	6,390	4.8	5.2
Other-21	GLP Soja I	Tanizawa Sogo Appraisal	August 31, 2019	13,100	13,200	5.0	13,000	1y 4.9 2y 5.1 3y- 5.1	5.2
Other-22	GLP Soja II	Tanizawa Sogo Appraisal	August 31, 2019	13,000	13,300	5.0	12,800	1-2y 4.9 3y 5.0 4y- 5.1	5.2
Other-23	GLP Fujimae	Tanizawa Sogo Appraisal	August 31, 2019	2,040	2,190	4.7	2,140	1y-3y 4.7 4y-10y 4.8	4.9

(Note 1) "Appraisal value" represents the appraisal value or research price as set forth on the relevant review reports by real estate appraisers as of the balance sheet date in accordance with the policy prescribed in the Articles of Incorporation of GLP J-REIT and the rules of the Investment Trusts Association, Japan.

(Note 2) "Appraisal value" of GLP-MFLP Ichikawa Shiohama as of the end of the period is the value based on 50% of the joint co-ownership ratio. "Indicated value" is computed by multiplying 50% of the joint co-ownership ratio.

Summary of Engineering Reviews and Seismic Risk Assessment

Property number	Name of property	Engineering due diligence company	Date of report	Emergency repair and maintenance costs (Thousand yen) (Notes 1 and 2)	Mid- to Long-term repair and maintenance costs (Thousand yen) (Notes 1 and 3)	PML (%) (Note 4)
Tokyo-1	GLP Tokyo	Deloitte Tohmatsu Property Risk Solution Co., Ltd	August 31, 2017	—	446,000	8.5
Tokyo-2	GLP Higashi-Ogishima			—	337,520	11.3
Tokyo-3	GLP Akishima (Note 5)			—	206,370	11.6
Tokyo-4	GLP Tomisato			—	90,060	8.4
Tokyo-5	GLP Narashino II			—	1,117,350	11.4
Tokyo-6	GLP Funabashi			—	167,750	14.0
Tokyo-7	GLP Kazo			—	392,050	12.9
Tokyo-8	GLP Fukaya			—	307,300	5.1
Tokyo-9	GLP Sugito II			—	406,640	9.2
Tokyo-10	GLP Iwatsuki			—	71,950	14.8
Tokyo-11	GLP Kasukabe			—	167,980	14.9
Tokyo-12	GLP Koshigaya II			—	139,890	8.7
Tokyo-13	GLP Misato II (Note 5)			—	168,620	11.7
Tokyo-14	GLP Tatsumi			—	54,520	14.9
Tokyo-15	GLP Hamura		August 31 2018	—	61,540	12.2
Tokyo-16	GLP Funabashi III			—	127,980	11.2
Tokyo-17	GLP Sodegaura			—	63,000	9.2
Tokyo-18	GLP Urayasu III		March 20, 2014	—	296,600	10.1
Tokyo-19	GLP Tatsumi IIa			—	86,120	14.0
Tokyo-21	GLP Tokyo II (Note 5)		July 25, 2014	—	357,870	1.7
Tokyo-22	GLP Okegawa			—	209,530	14.8
Tokyo-23	GLP Shinkiba		July 27, 2015	—	243,980	14.9
Tokyo-24	GLP Narashino			—	230,950	11.4
Tokyo-26	GLP Sugito	Tokio Marine & Nichido Risk Consulting Co., Ltd.	December 14, 2015	—	276,775	9.3
Tokyo-27	GLP Matsudo			—	142,870	10.9
Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 6)		April 12, 2016	—	220,644	1.7
Tokyo-29	GLP Atsugi II		August 3, 2016	—	180,143	1.4
Tokyo-30	GLP Yoshimi			—	142,536	8.8
Tokyo-31	GLP Noda-Yoshiharu	Deloitte Tohmatsu Property Risk Solution Co., Ltd	July 1, 2015	—	62,226	11.8
Tokyo-32	GLP Urayasu	Tokio Marine & Nichido Risk Consulting Co., Ltd.	August 18, 2017	—	82,849	14.3
Tokyo-33	GLP Funabashi II			—	262,847	14.7
Tokyo-34	GLP Misato			—	211,734	12.9
Tokyo-35	GLP Shinsuna		July 30, 2018	—	298,639	12.5
Tokyo-36	GLP Shonan			—	142,715	8.3
Osaka-1	GLP Hirakata	Deloitte Tohmatsu Property Risk Solution Co., Ltd	August 31, 2017	—	376,400	9.3
Osaka-2	GLP Hirakata II			—	236,350	14.6
Osaka-3	GLP Maishima II (Note 5)			—	271,900	10.5
Osaka-4	GLP Tsumori			—	143,330	16.6
Osaka-5	GLP Rokko			—	406,840	12.6
Osaka-6	GLP Amagasaki (Note 5)			—	204,430	12.9
Osaka-7	GLP Amagasaki II			—	136,600	10.8
Osaka-8	GLP Nara			—	146,790	26.1
Osaka-9	GLP Sakai			—	39,800	12.9
Osaka-10	GLP Rokko II		August 30, 2018	—	353,530	8.4
Osaka-11	GLP Kadoma		July 25, 2014	—	114,160	16.9
Osaka-12	GLP Seishin			—	186,900	11.1
Osaka-13	GLP Fukusaki (Note 5)		January 28, 2015	—	160,500	6.6
Osaka-14	GLP Kobe-Nishi			—	57,340	6.2

Property number	Name of property	Engineering due diligence company	Date of report	Emergency repair and maintenance costs (Thousand yen) (Notes 1 and 2)	Mid- to Long-term repair and maintenance costs (Thousand yen) (Notes 1 and 3)	PML (%) (Note 4)
Osaka-15	GLP Fukachama (Note 5)	Tokio Marine & Nichido Risk Consulting Co., Ltd.	August 3, 2016	—	219,979	12.8
Osaka-16	GLP Maishima I		August 18, 2017	—	407,302	2.4
Osaka-17	GLP Osaka		July 30, 2018	—	459,059	1.5
Osaka-18	GLP Settsu			—	413,785	22.6
Osaka-19	GLP Nishinomiya			—	227,195	13.5
Osaka-20	GLP Shiga			—	215,421	11.1
Osaka-21	GLP Neyagawa			—	63,718	12.0
Other-1	GLP Morioka		Deloitte Tohmatsu Property Risk Solution Co., Ltd	August 31, 2017	—	52,660
Other-2	GLP Tomiya (Note 5)	—			84,040	12.4
Other-3	GLP Koriyama I	—			56,400	9.4
Other-4	GLP Koriyama III	—			315,200	8.9
Other-5	GLP Tokai	—			151,530	14.9
Other-6	GLP Hayashima	—			144,200	8.7
Other-7	GLP Hayashima II	—			51,550	6.6
Other-8	GLP Kiyama (Note 5)	—			233,920	8.0
Other-10	GLP Sendai	—		134,980	10.8	
Other-11	GLP Ebetsu	August 30, 2018		—	74,540	9.4
Other-12	GLP Kuwana			—	126,470	10.5
Other-13	GLP Hatsukaichi			—	83,530	9.5
Other-14	GLP Komaki			—	227,250	5.8
Other-15	GLP Ogimachi	July 25, 2014		—	110,170	16.3
Other-16	GLP Hiroshima			—	198,660	8.3
Other-19	GLP Tosu I (Note 5)	Tokio Marine & Nichido Risk Consulting Co., Ltd.		July 27, 2015	—	187,234
Other-20	GLP Tomiya IV		August 3, 2016	—	233,500	12.8
Other-21	GLP Soja I		January 15, 2018	—	161,102	1.5
Other-22	GLP Soja II			—	161,224	1.5
Other-23	GLP Fujimae		July 30, 2018	—	143,851	13.9
Portfolio PML (Note 4)						1.9

(Note 1) Each of “Emergency repair and maintenance costs” and “Mid- to Long-term repair and maintenance costs” is based on “Engineering Due Diligence Report.”

(Note 2) “Emergency repair and maintenance costs” represents the repair costs deemed to be required within one year from the date of the report.

(Note 3) “Mid- to Long-term repair and maintenance costs” represents the repair costs deemed to be required within 12 years from the date of the report.

(Note 4) Probable Maximum Loss (“PML”) by each portfolio and PML of the entire portfolio are based on the “Portfolio Seismic Risk Assessment Review” dated on August 18, 2017 and rounded to the first decimal place.

(Note 5) The amounts include repair and maintenance expenses reported in “Engineering Due Diligence Report (Solar Panels)” on January 15, 2018.

(Note 6) GLP-MFLP Ichikawa Shiohama is a property under joint co-ownership which GLP J-REIT holds 50% beneficiary right of real estate in trust. “Emergency repair and maintenance expenses” and “Mid-to-Long term repair and maintenance expenses” stated above are computed by multiplying 50% of the joint co-ownership ratio.

Information on Major Properties — None

Information on Major Tenants

There is no major tenant that occupies 10% or more of the total leased area of GLP J-REIT’s entire property portfolio.

Short-Term and Long-Term Loans Payable

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Short-term loans payable	Sumitomo Mitsui Banking Corporation	480,000	—	480,000	—	0.21%	September 2, 2019 (Note 5)	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	320,000	—	320,000	—	0.21%	September 2, 2019 (Note 6)	(Note 11)	Unsecured not guaranteed
	Subtotal	800,000	—	800,000	—				
Long-term loans payable	Sumitomo Mitsui Banking Corporation	5,000,000	—	5,000,000	—	1.41% (Note 4)	January 4, 2020 (Note 7)	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	6,400,000	—	6,400,000	—				
	Mizuho Bank, Ltd.	4,000,000	—	4,000,000	—				
	The Bank of Fukuoka, Ltd.	900,000	—	900,000	—				
	Development Bank of Japan Inc.	4,500,000	—	4,500,000	—				
	MUFG Bank, Ltd.	3,250,000	—	—	3,250,000	1.03%	January 31, 2020	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	3,250,000	—	—	3,250,000	1.30% (Note 4)	February 1, 2021	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	2,000,000	—	—	2,000,000	1.09% (Note 4)	February 26, 2021	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,400,000	—	—	2,400,000				
	Mizuho Bank, Ltd.	1,250,000	—	—	1,250,000				
	Development Bank of Japan Inc.	450,000	—	—	450,000				
	Sumitomo Mitsui Banking Corporation	1,470,000	—	—	1,470,000	1.56% (Note 4)	February 29, 2024	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,170,000	—	—	1,170,000				
	Development Bank of Japan Inc.	500,000	—	—	500,000				
	MUFG Bank, Ltd.	3,800,000	—	—	3,800,000	0.92%	February 26, 2021	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000	1.48% (Note 4)	June 30, 2026	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	500,000	—	—	500,000				
	Sumitomo Mitsui Banking Corporation	3,890,000	—	—	3,890,000	0.86% (Note 4)	September 2, 2022	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	4,440,000	—	—	4,440,000				
	Mizuho Bank, Ltd.	2,830,000	—	—	2,830,000				
	The Bank of Fukuoka, Ltd.	610,000	—	—	610,000				
	Development Bank of Japan Inc.	650,000	—	—	650,000				
	The Norinchukin Bank	350,000	—	—	350,000				
	Resona Bank, Limited.	270,000	—	—	270,000				
	Sumitomo Mitsui Trust Bank, Limited	560,000	—	—	560,000				
	Sumitomo Mitsui Banking Corporation	1,530,000	—	—	1,530,000	1.85% (Note 4)	September 2, 2027	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,170,000	—	—	1,170,000				
	Sumitomo Mitsui Banking Corporation	2,700,000	—	—	2,700,000	0.52% (Note 4)	April 30, 2021	(Note 11)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	700,000	—	—	700,000	0.52% (Note 4)	April 30, 2021	(Note 11)	Unsecured not guaranteed
	The Norinchukin Bank	400,000	—	—	400,000	0.52% (Note 4)	April 30, 2021	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	2,922,000	—	—	2,922,000	0.61% (Note 4)	February 28, 2022	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	3,028,000	—	—	3,028,000				
	Mizuho Bank, Ltd.	1,640,000	—	—	1,640,000				
	Citibank, N.A., Tokyo Branch	320,000	—	—	320,000				
	The Bank of Fukuoka, Ltd.	480,000	—	—	480,000				
	Development Bank of Japan Inc.	320,000	—	—	320,000				
	The Norinchukin Bank	320,000	—	—	320,000				
	Resona Bank, Limited.	320,000	—	—	320,000				
	Sumitomo Mitsui Trust Bank, Limited	440,000	—	—	440,000				
	Shinsei Bank, Limited	130,000	—	—	130,000				
	The 77 Bank, Ltd.	130,000	—	—	130,000				
	MUFG Bank, Ltd.	1,300,000	—	—	1,300,000	0.96% (Note 4)	September 1, 2025	(Note 11)	Unsecured not guaranteed

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Long-term loans payable	The Bank of Fukuoka, Ltd.	1,400,000	—	—	1,400,000	0.35% (Note 4)	February 26, 2021	(Note 12)	Unsecured not guaranteed
	The Norinchukin Bank	1,400,000	—	—	1,400,000				
	MUFG Bank, Ltd.	1,900,000	—	—	1,900,000	0.61% (Note 4)	February 29, 2024	(Note 12)	Unsecured not guaranteed
	Resona Bank, Limited.	1,400,000	—	—	1,400,000				
	Mizuho Bank, Ltd.	1,500,000	—	—	1,500,000	0.93% (Note 4)	February 27, 2026	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	5,600,000	—	—	5,600,000	1.22% (Note 4)	December 21, 2026	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	5,100,000	—	—	5,100,000				
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000	1.31% (Note 4)	December 20, 2027	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	400,000	—	—	400,000				
	Sumitomo Mitsui Banking Corporation	600,000	—	—	600,000	1.57% (Note 4)	December 20, 2028	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	400,000	—	—	400,000				
	Sumitomo Mitsui Banking Corporation	980,000	—	—	980,000	0.42% (Note 4)	January 14, 2022	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	850,000	—	—	850,000	0.42%	January 14, 2022	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	610,000	—	—	610,000	0.42% (Note 4)	January 14, 2022	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	3,780,000	—	—	3,780,000	0.29%	September 1, 2023	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	4,100,000	—	—	4,100,000	0.32%	September 1, 2024	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	530,000	—	530,000	—	0.24%	September 2, 2019 (Note 8)	(Notes 11 and 12)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	510,000	—	510,000	—				
	Citibank, N.A., Tokyo Branch	310,000	—	310,000	—				
	The Bank of Fukuoka, Ltd.	290,000	—	290,000	—				
	The 77 Bank, Ltd.	300,000	—	300,000	—	0.26%	September 1, 2020	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,250,000	—	—	1,250,000				
	Mizuho Bank, Ltd.	1,570,000	—	—	1,570,000				
	Citibank, N.A., Tokyo Branch	270,000	—	—	270,000				
	The 77 Bank, Ltd.	60,000	—	—	60,000	0.44%	March 1, 2024	(Notes 11 and 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	790,000	—	—	790,000				
	MUFG Bank, Ltd.	2,000,000	—	—	2,000,000				
	Mizuho Bank, Ltd.	1,280,000	—	—	1,280,000				
	Citibank, N.A., Tokyo Branch	780,000	—	—	780,000				
	The Bank of Fukuoka, Ltd.	500,000	—	—	500,000				
	Development Bank of Japan Inc.	230,000	—	—	230,000				
	The Norinchukin Bank	1,060,000	—	—	1,060,000				
	Resona Bank, Limited.	490,000	—	—	490,000				
	Aozora Bank, Ltd.	180,000	—	—	180,000				
	Shinsei Bank, Limited	180,000	—	—	180,000				
	Sumitomo Mitsui Trust Bank, Limited	480,000	—	—	480,000				
	The 77 Bank, Ltd.	180,000	—	—	180,000	0.57%	March 3, 2025	(Notes 11 and 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	2,170,000	—	—	2,170,000				
	MUFG Bank, Ltd.	2,310,000	—	—	2,310,000				
	Mizuho Bank, Ltd.	1,110,000	—	—	1,110,000				
	The Bank of Fukuoka, Ltd.	740,000	—	—	740,000				
	Development Bank of Japan Inc.	550,000	—	—	550,000				
	Resona Bank, Limited.	650,000	—	—	650,000				
	Aozora Bank, Ltd.	370,000	—	—	370,000				
	Shinsei Bank, Limited	370,000	—	—	370,000				
	Sumitomo Mitsui Trust Bank, Limited	920,000	—	—	920,000				

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Long-term loans payable	Mizuho Bank, Ltd.	1,150,000	—	—	1,150,000	0.25%	December 21, 2020	(Note 12)	Unsecured not guaranteed
	The Bank of Fukuoka, Ltd.	500,000	—	—	500,000	0.53%	December 20, 2022	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Trust Bank, Limited	1,150,000	—	—	1,150,000	0.56%	December 20, 2023	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	5,700,000	—	—	5,700,000	0.79%	September 1, 2025	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	870,000	—	—	870,000	0.46%	September 1, 2023	(Note 11)	Unsecured not guaranteed
	MUFG Bank, Ltd.	580,000	—	—	580,000	0.46%	September 1, 2023	(Note 11)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	1,500,000	—	—	1,500,000	0.19%	December 21, 2020	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	800,000	—	—	800,000				
	Citibank, N.A., Tokyo Branch	1,800,000	—	—	1,800,000				
	The Bank of Fukuoka, Ltd.	1,800,000	—	—	1,800,000				
	The Norinchukin Bank	1,300,000	—	—	1,300,000				
	Sumitomo Mitsui Banking Corporation	5,100,000	—	—	5,100,000	0.28% (Note 4)	December 20, 2021	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	3,600,000	—	—	3,600,000				
	Mizuho Bank, Ltd.	500,000	—	—	500,000	0.48% (Note 4)	December 22, 2025	(Note 12)	Unsecured not guaranteed
	Resona Bank, Limited.	1,300,000	—	—	1,300,000				
	Sumitomo Mitsui Banking Corporation	2,300,000	—	—	2,300,000	0.60% (Note 4)	October 30, 2026	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,300,000	—	—	2,300,000				
	Mizuho Bank, Ltd.	2,000,000	—	—	2,000,000				
	Sumitomo Mitsui Banking Corporation	540,000	—	—	540,000	0.29% (Note 4)	September 1, 2021	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	700,000	—	—	700,000				
	Mizuho Bank, Ltd.	930,000	—	—	930,000				
	Citibank, N.A., Tokyo Branch	140,000	—	—	140,000				
	The Norinchukin Bank	190,000	—	—	190,000				
	Resona Bank, Limited.	130,000	—	—	130,000				
	Sumitomo Mitsui Trust Bank, Limited	340,000	—	—	340,000				
	Shinsei Bank, Limited	200,000	—	—	200,000				
	Sumitomo Mitsui Banking Corporation	2,850,000	—	—	2,850,000	0.34% (Note 4)	February 28, 2023	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,600,000	—	—	2,600,000				
	Mizuho Bank, Ltd.	1,900,000	—	—	1,900,000				
	Citibank, N.A., Tokyo Branch	470,000	—	—	470,000				
	Development Bank of Japan Inc.	580,000	—	—	580,000				
	The Norinchukin Bank	530,000	—	—	530,000				
	Resona Bank, Limited.	260,000	—	—	260,000				
	Sumitomo Mitsui Trust Bank, Limited	440,000	—	—	440,000				
	Shinsei Bank, Limited	500,000	—	—	500,000	0.38% (Note 4)	February 29, 2024	(Notes 11 and 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	1,900,000	—	—	1,900,000				
	MUFG Bank, Ltd.	1,900,000	—	—	1,900,000				
	Mizuho Bank, Ltd.	1,140,000	—	—	1,140,000				
	Development Bank of Japan Inc.	270,000	—	—	270,000				
	The Norinchukin Bank	220,000	—	—	220,000				
	Resona Bank, Limited.	60,000	—	—	60,000				
	Sumitomo Mitsui Trust Bank, Limited	220,000	—	—	220,000				
	Shinsei Bank, Limited	290,000	—	—	290,000				

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	1,130,000	—	—	1,130,000	0.50% (Note 4)	February 27, 2026	(Notes 11 and 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	830,000	—	—	830,000				
	Mizuho Bank, Ltd.	820,000	—	—	820,000				
	Resona Bank, Limited.	390,000	—	—	390,000	0.71% (Note 4)	February 29, 2028	(Notes 11 and 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	1,420,000	—	—	1,420,000				
	MUFG Bank, Ltd.	1,110,000	—	—	1,110,000				
	Mizuho Bank, Ltd.	630,000	—	—	630,000	0.36% (Note 4)	September 2, 2022	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	1,690,000	—	—	1,690,000				
	MUFG Bank, Ltd.	1,280,000	—	—	1,280,000				
	Mizuho Bank, Ltd.	2,530,000	—	—	2,530,000				
	Citibank, N.A., Tokyo Branch	1,200,000	—	—	1,200,000				
	The Norinchukin Bank	980,000	—	—	980,000				
	Resona Bank, Limited.	120,000	—	—	120,000				
	Sumitomo Mitsui Trust Bank, Limited	940,000	—	—	940,000				
	Shinsei Bank, Limited	1,230,000	—	—	1,230,000	0.45% (Note 4)	September 1, 2024	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	4,920,000	—	—	4,920,000				
	MUFG Bank, Ltd.	4,770,000	—	—	4,770,000				
	Mizuho Bank, Ltd.	2,610,000	—	—	2,610,000				
	Development Bank of Japan Inc.	530,000	—	—	530,000				
	The Norinchukin Bank	600,000	—	—	600,000				
	Resona Bank, Limited.	540,000	—	—	540,000				
	Sumitomo Mitsui Trust Bank, Limited	540,000	—	—	540,000	0.70% (Note 4)	September 2, 2027	(Note 11)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	3,160,000	—	—	3,160,000				
	MUFG Bank, Ltd.	2,840,000	—	—	2,840,000				
	Mizuho Bank, Ltd.	1,770,000	—	—	1,770,000				
	Development Bank of Japan Inc.	530,000	—	—	530,000				
	Resona Bank, Limited.	540,000	—	—	540,000	0.31% (Note 4)	December 20, 2023	(Note 12)	Unsecured not guaranteed
	Development Bank of Japan Inc.	1,250,000	—	—	1,250,000				
	Sumitomo Mitsui Trust Bank, Limited	1,250,000	—	—	1,250,000	0.31% (Note 4)	December 20, 2023	(Note 12)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	3,600,000	—	3,600,000	—	0.21%	February 28, 2020 (Note 9)	(Note 13)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,400,000	—	2,400,000	—	0.21%	February 28, 2020 (Note 10)	(Note 13)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	557,000	—	—	557,000	0.21% (Note 4)	February 28, 2022	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	703,000	—	—	703,000				
	Mizuho Bank, Ltd.	1,125,000	—	—	1,125,000				
	Citibank, N.A., Tokyo Branch	1,091,000	—	—	1,091,000				
	The Bank of Fukuoka, Ltd.	639,000	—	—	639,000				
	The Norinchukin Bank	139,000	—	—	139,000				
	Resona Bank, Limited.	100,500	—	—	100,500				
	Sumitomo Mitsui Trust Bank, Limited	131,000	—	—	131,000				
	Shinsei Bank, Limited	14,500	—	—	14,500				
	The Gunma Bank, Ltd.	500,000	—	—	500,000				
	Sumitomo Mitsui Banking Corporation	350,000	—	—	350,000	0.37% (Note 4)	February 27, 2026	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,034,000	—	—	1,034,000				
	Mizuho Bank, Ltd.	2,007,000	—	—	2,007,000				
	The Bank of Fukuoka, Ltd.	1,223,000	—	—	1,223,000				
	Development Bank of Japan Inc.	73,000	—	—	73,000				
	The Norinchukin Bank	296,000	—	—	296,000				
	Resona Bank, Limited.	262,500	—	—	262,500				
	Shinsei Bank, Limited	14,500	—	—	14,500				

Category	Name of financial institution	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
Long-term loans payable	Sumitomo Mitsui Banking Corporation	2,100,000	—	—	2,100,000	0.63% (Note 4)	February 28, 2029	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,100,000	—	—	2,100,000				
	Mizuho Bank, Ltd.	1,800,000	—	—	1,800,000				
	Sumitomo Mitsui Banking Corporation	—	1,350,000	—	1,350,000	0.19% (Note 4)	July 31, 2023	(Note 12)	Unsecured not guaranteed
	MUFG Bank, Ltd.	—	1,930,000	—	1,930,000				
	Mizuho Bank, Ltd.	—	1,261,000	—	1,261,000				
	Citibank, N.A., Tokyo Branch	—	310,000	—	310,000				
	The Bank of Fukuoka, Ltd.	—	613,000	—	613,000				
	Development Bank of Japan Inc.	—	2,236,000	—	2,236,000	0.44% (Note 4)	July 31, 2028	(Note 12)	Unsecured not guaranteed
	The 77 Bank, Ltd.	—	300,000	—	300,000				
	Sumitomo Mitsui Banking Corporation	—	3,000,000	—	3,000,000				
	MUFG Bank, Ltd.	—	4,170,000	—	4,170,000				
	Mizuho Bank, Ltd.	—	2,730,000	—	2,730,000				
	The Bank of Fukuoka, Ltd.	—	460,000	—	460,000				
	Development Bank of Japan Inc.	—	1,680,000	—	1,680,000				
	Subtotal	243,700,000	20,040,000	28,740,000	235,000,000				
	Total	244,500,000	20,040,000	29,540,000	235,000,000				

(Note 1) “Long term loans payable” include the current portion of long term loans payable as of each period end.

(Note 2) “Average rate” represents the weighted average interest rate during the fiscal period and is rounded to the second decimal place.

(Note 3) When the repayment date falls on a day other than a business day, it shall be the next business day.

(Note 4) GLP J-REIT uses interest rate swaps to hedge the interest rate risk exposure. The rate stated above is the effective rate of interest after interest rate swaps.

(Note 5) Of outstanding loan balance of 480 million yen at beginning of the period, 480 million yen was repaid on July 23, 2019 before its contractual repayment date.

(Note 6) Of outstanding loan balance of 320 million yen at beginning of the period, 320 million yen was repaid on July 23, 2019 before its contractual repayment date.

(Note 7) Of outstanding loan balance of 20,800 million yen at beginning of the period, 3,500 million yen was repaid on July 8, 2019 and 17,300 million yen was repaid on July 23, 2019 before its contractual repayment date.

(Note 8) Of outstanding loan balance of 1,940 million yen at beginning of the period, 1,940 million yen was repaid on July 23, 2019 before its contractual repayment date.

(Note 9) Of outstanding loan balance of 3,600 million yen at beginning of the period, 3,600 million yen was repaid on July 8, 2019 before its contractual repayment date.

(Note 10) Of outstanding loan balance of 2,400 million yen at beginning of the period, 2,400 million yen was repaid on July 8, 2019 before its contractual repayment date.

(Note 11) The fund was used to acquire properties or beneficiary rights of real estate in trust.

(Note 12) The fund was used to make repayments of bank borrowings.

(Note 13) The fund was used to redeem the investment corporation bonds.

(Note 14) The repayment schedule for long-term loans payable excluding the current portion within five years after the balance sheet date is as follows:

(Unit: Thousand yen)					
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years
Long-term loans payable	3,250,000	31,250,000	29,860,000	42,200,000	29,470,000

Investment Corporation Bonds

(Unit: Thousand yen)

Description	Issued date	Balance at beginning of the period	Decrease during the period	Balance at end of the period	Interest rate (Note 1)	Maturity date	Use	Collateral
GLP J-REIT 2nd Unsecured Bonds	July 30, 2014	2,000,000	—	2,000,000	0.98%	July 30, 2024	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 3rd Unsecured Bonds	December 26, 2014	4,500,000	—	4,500,000	0.51%	December 25, 2020	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 4th Unsecured Bonds	December 26, 2014	1,500,000	—	1,500,000	0.68%	December 26, 2022	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 5th Unsecured Bonds	December 26, 2014	3,000,000	—	3,000,000	1.17%	December 25, 2026	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 6th Unsecured Bonds	June 30, 2015	1,500,000	—	1,500,000	0.89%	June 30, 2025	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 7th Unsecured Bonds	November 28, 2016	6,900,000	—	6,900,000	0.01%	November 28, 2019	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 8th Unsecured Bonds	November 28, 2016	1,100,000	—	1,100,000	0.45%	November 27, 2026	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 9th Unsecured Bonds	February 27, 2017	1,000,000	—	1,000,000	0.47%	February 26, 2027	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 10th Unsecured Bonds	July 9, 2018	2,000,000	—	2,000,000	0.23%	July 7, 2023	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 11th Unsecured Bonds	July 9, 2018	1,000,000	—	1,000,000	0.56%	July 7, 2028	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 12th Unsecured Bonds (Green Bonds)	December 20, 2018	5,100,000	—	5,100,000	0.68%	December 20, 2028	(Note 2)	Unsecured (Notes 3, 5)
GLP J-REIT 13th Unsecured Bonds (Green Bonds)	July 8, 2019	—	—	8,000,000	0.61%	July 6, 2029	(Note 2)	Unsecured (Notes 4, 5)
Total		29,600,000	—	37,600,000				

(Note 1) The interest rate is rounded to the second decimal place.

(Note 2) The fund was used to repay bank borrowings.

(Note 3) The bond is subject to the special *pari passu* clause among specified investment corporation bonds.

(Note 4) The bond is subject to the special *pari passu* clause among investment corporation bonds.

(Note 5) The redemption schedule for investment corporation bonds within five years after the balance sheet date is as follows:

(Unit: Thousand yen)

	Within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years
Investment corporation bonds	6,900,000	4,500,000	—	3,500,000	2,000,000

Property and Equipment

(Unit: Thousand yen)

Class of assets		Balance at beginning of the period	Increase	Decrease	Balance at end of the period	Accumulated depreciation		Net book value	Note
							Depreciation for the period		
Property and equipment	Vehicles	1,016	—	—	1,016	762	127	254	
	Buildings in trust	252,204,846	621,672	610,582	252,215,936	32,812,305	3,576,811	219,403,631	(Note)
	Structures in trust	6,201,724	136,383	15,267	6,322,840	1,913,775	178,949	4,409,065	(Note)
	Machinery and equipment in trust	57,873	215	—	58,088	51,842	411	6,246	(Note)
	Tools, furniture and fixtures in trust	266,845	3,837	1,386	269,295	135,149	13,121	134,145	(Note)
	Land in trust	361,239,986	—	963,010	360,276,976	—	—	360,276,976	(Note)
	Subtotal	619,972,292	762,108	1,590,247	619,144,153	34,913,834	3,769,420	584,230,318	
	Total	619,972,292	762,108	1,590,247	619,144,153	34,913,834	3,769,420	584,230,318	

(Note) “Increase” was due to capital expenditures.

“Decrease” was due to sale of GLP Fukuoka (1,590,247 thousand yen).

Information on Other Specified Assets — None



Independent Auditor's Report

To the Board of Directors of
GLP J-REIT:

We have audited the accompanying financial statements of GLP J-REIT (a Japanese Real Estate Investment Trust), which comprise the balance sheets as at August 31, 2019 and February 28, 2019, and the statements of income and retained earnings, statements of changes in net assets and statements of cash flows for the six-month periods ended August 31, 2019 and February 28, 2019 and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in Japan. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, while the objective of the financial statement audit is not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of GLP J-REIT as at August 31, 2019 and February 28, 2019, and their financial performance and cash flows for the six-month periods ended August 31, 2019 and February 28, 2019 in accordance with accounting principles generally accepted in Japan.

KPMG AZSA LLC

November 28, 2019
Tokyo, Japan

GLP J-REIT

Balance Sheets

As of August 31, 2019 and February 28, 2019

	<i>Thousands of yen</i>	
	As of	
	August 31, 2019	February 28, 2019
Assets		
Current assets:		
Cash and cash equivalents (Note 3)	¥ 21,552,162	¥ 16,497,172
Operating accounts receivable	2,081,143	1,909,626
Prepaid expenses	484,484	546,037
Consumption taxes receivable	—	1,146,043
Other current assets	1,445	2,293
Total current assets	24,119,236	20,101,172
Property and equipment, net (Note 5):		
Vehicles	1,016	1,016
Land in trust	360,276,976	361,239,986
Buildings in trust	252,215,936	252,204,846
Structures in trust	6,322,840	6,201,724
Machinery and equipment in trust	58,088	57,873
Tools, furniture and fixtures in trust	269,295	266,845
	619,144,153	619,972,292
Accumulated depreciation	(34,913,834)	(31,271,708)
Total property and equipment, net	584,230,318	588,700,584
Investments and other assets:		
Investment securities	1,600	1,600
Long-term prepaid expenses	1,873,649	1,781,707
Deferred tax assets (Note 12)	—	62
Security deposit	10,000	10,000
Investment unit issuance expenses	110,855	157,006
Investment corporation bond issuance costs	147,804	108,168
Other	1,400	1,400
Total investments and other assets	2,145,309	2,059,945
Total Assets	¥ 610,494,864	¥ 610,861,701

The accompanying notes are an integral part of these financial statements.

GLP J-REIT

Balance Sheets

As of August 31, 2019 and February 28, 2019

	<i>Thousands of yen</i>	
	As of	
	August 31, 2019	February 28, 2019
Liabilities		
Current liabilities:		
Operating accounts payable	¥ 378,322	¥ 218,617
Short-term loans payable (Notes 3 and 10)	—	800,000
Current portion of investment corporation bonds (Notes 3 and 11)	6,900,000	6,900,000
Current portion of long-term loans payable (Notes 3, 4 and 10)	3,250,000	31,990,000
Accounts payable	2,610,195	2,452,715
Accrued expenses	102,949	78,233
Income taxes payable	605	1,706
Consumption taxes payable	1,226,772	—
Advances received	3,219,459	3,160,598
Current portion of tenant leasehold and security deposits	494,842	43,687
Total current liabilities	18,183,145	45,645,559
Noncurrent liabilities:		
Investment corporation bonds (Notes 3 and 11)	30,700,000	22,700,000
Long-term loans payable (Notes 3, 4 and 10)	231,750,000	211,710,000
Tenant leasehold and security deposits (Note 3)	11,522,686	11,893,873
Tenant leasehold and security deposits in trust (Note 3)	224,560	224,560
Total noncurrent liabilities	274,197,246	246,528,434
Total Liabilities	292,380,392	292,173,993
Net Assets (Note 9)		
Unitholders' equity:		
Unitholders' capital, net (Note 9)	308,499,251	309,633,944
Units authorized:		
16,000,000 units as of August 31, 2019 and February 28, 2019		
Units issued and outstanding:		
3,833,420 units as of August 31, 2019 and February 28, 2019		
Unappropriated retained earnings	9,615,220	9,053,764
Total unitholders' equity	318,114,472	318,687,708
Total Net Assets	318,114,472	318,687,708
Total Liabilities and Net Assets	¥610,494,864	¥610,861,701

The accompanying notes are an integral part of these financial statements.

GLP J-REIT

Statements of Income and Retained Earnings

For the six-month periods ended August 31, 2019 and February 28, 2019

	<i>Thousands of yen</i>	
	For the six-month periods ended	
	August 31, 2019	February 28, 2019
Operating revenues:		
Rental revenues (Note 7)	¥17,800,716	¥17,642,441
Other rental revenues (Note 7)	1,304,806	1,049,058
Gain on sales of property and equipment (Note 6)	786,436	—
Total operating revenues	19,891,959	18,691,499
Operating expenses:		
Rental expenses (Notes 5 and 7)	6,765,071	6,389,098
Asset management fee	2,140,433	1,994,088
Asset custody fee	8,287	7,547
Administrative service fees	25,481	24,474
Directors' remuneration	3,960	3,960
Audit fee	13,000	13,500
Taxes and dues	11,589	103
Other operating expenses	71,967	73,302
Total operating expenses	9,039,791	8,506,074
Operating income	10,852,167	10,185,424
Non-operating income (expenses):		
Interest income	90	67
Reversal of distributions payable	1,294	1,954
Interest on refund of consumption taxes	452	3,645
Insurance income (Note 13)	231,558	554,024
Interest expense	(796,463)	(817,637)
Borrowing related expenses	(271,295)	(239,726)
Amortization of investment unit issuance expenses	(46,151)	(46,150)
Offering costs associated with the issuance of investment units	—	(41,496)
Amortization of investment corporation bond issuance costs	(14,360)	(15,440)
Interest expenses on investment corporation bonds	(86,386)	(80,371)
Loss on disaster (Note 13)	(194,647)	(446,573)
Others, net	(63,430)	(3,756)
Total non-operating expenses, net	(1,239,339)	(1,131,461)
Income before income taxes	9,612,828	9,053,963
Income taxes (Note 12):		
-Current	605	1,716
-Deferred	62	(62)
Total income taxes	667	1,653
Net income	¥ 9,612,160	¥ 9,052,310
Accumulated earnings brought forward	3,059	1,454
Unappropriated retained earnings	¥ 9,615,220	¥ 9,053,764

GLP J-REIT

Statements of Income and Retained Earnings

For the six-month periods ended August 31, 2019 and February 28, 2019

	For the six-month periods ended	
	August 31, 2019	February 28, 2019
Earnings per unit (Note 14):		
Net income per unit	2,507 yen	2,365 yen
Weighted average number of units outstanding	3,833,420 units	3,826,153 units

The accompanying notes are an integral part of these financial statements.

GLP J-REIT
Statements of Changes in Net Assets
For the six-month periods ended August 31, 2019 and February 28, 2019

	<i>Thousands of yen</i>			
	Number of units	Unitholders' capital, net	Retained earnings	Total net assets
Balance as of August 31, 2018	3,402,681	¥265,985,003	¥7,946,714	¥273,931,717
Issuance of new units on September 3, 2018	411,013	42,620,815	—	42,620,815
Issuance of new units on September 26, 2018	19,726	2,045,527	—	2,045,527
Distributions in excess of retained earnings	—	(1,017,401)	—	(1,017,401)
Distributions of earnings	—	—	(7,945,260)	(7,945,260)
Net income	—	—	9,052,310	9,052,310
Balance as of February 28, 2019 (Note 9)	3,833,420	¥309,633,944	¥9,053,764	¥318,687,708
Distributions in excess of retained earnings	—	(1,134,692)	—	(1,134,692)
Distributions of earnings	—	—	(9,050,704)	(9,050,704)
Net income	—	—	9,612,160	9,612,160
Balance as of August 31, 2019 (Note 9)	3,833,420	¥308,499,251	¥9,615,220	¥318,114,472

The accompanying notes are an integral part of these financial statements.

GLP J-REIT

Statements of Cash Flows

For the six-month periods ended August 31, 2019 and February 28, 2019

	<i>Thousands of yen</i>	
	For the six-month periods ended	
	August 31, 2019	February 28, 2019
Operating activities:		
Income before income taxes	¥ 9,612,828	¥ 9,053,963
Depreciation (Notes 5 and 9)	3,769,420	3,788,098
Amortization of investment corporation bond issuance costs	14,360	15,440
Amortization of investment unit issuance expenses	46,151	46,150
Interest income	(90)	(67)
Reversal of distributions payable	(1,294)	(1,954)
Interest expense	882,850	898,008
Insurance income (Note 13)	(231,558)	(554,024)
Loss on disaster (Note 13)	194,647	446,573
Decrease (increase) in operating accounts receivable	(171,517)	(138,908)
Decrease (increase) in prepaid expenses	61,552	(103,401)
Decrease (increase) in consumption taxes receivable	1,146,043	1,839,898
Decrease (increase) in other current assets	847	7
Decrease (increase) in long-term prepaid expenses	(91,942)	(415,801)
Increase (decrease) in operating accounts payable	159,704	(123,559)
Increase (decrease) in accounts payable	129,984	214,487
Increase (decrease) in consumption taxes payable	1,226,772	—
Increase (decrease) in advances received	58,860	360,685
Increase (decrease) in deposits received	—	(143,855)
Decrease in property and equipment in trust due to sales	1,462,953	—
Subtotal	18,270,573	15,181,741
Interest received	90	67
Interest paid	(858,134)	(880,335)
Income taxes paid	(1,706)	(615)
Proceeds from insurance income (Note 13)	231,558	554,024
Payments for loss on disaster (Note 13)	(352,329)	(288,891)
Net cash provided by (used in) operating activities	17,290,052	14,565,991
Investing activities:		
Purchase of property and equipment	—	(1,785)
Purchase of property and equipment in trust	(577,460)	(86,322,082)
Proceeds from tenant leasehold and security deposits	156,099	1,468,426
Repayments of tenant leasehold and security deposits	(76,132)	(294,699)
Net cash provided by (used in) investing activities	(497,492)	(85,150,140)
Financing activities:		
Proceeds from short-term loans payable	—	8,000,000
Repayments of short-term loans payable	(800,000)	(8,360,000)
Proceeds from long-term loans payable	20,040,000	58,080,000
Repayments of long-term loans payable	(28,740,000)	(20,900,000)
Proceeds from issuance of investment corporation bonds	8,000,000	5,100,000
Redemption of investment corporation bonds	—	(6,000,000)
Payments of investment corporation bond issuance costs	(53,996)	(29,286)
Proceeds from issuance of investment units	—	44,574,468
Payment of distributions of earnings	(9,049,332)	(7,944,769)
Payment of distributions in excess of retained earnings	(1,134,240)	(1,016,978)
Net cash provided by (used in) financing activities	(11,737,568)	71,503,434
Net increase (decrease) in cash and cash equivalents	5,054,990	919,284
Cash and cash equivalents at beginning of period	16,497,172	15,577,887
Cash and cash equivalents at end of period (Note 3)	¥ 21,552,162	¥ 16,497,172

The accompanying notes are an integral part of these financial statements.

GLP J-REIT
Notes to Financial Statements
For the six-month periods ended August 31, 2019 and February 28, 2019

1. Organization and Basis of Presentation

1) Organization

GLP J-REIT is a Japanese real estate investment corporation specializing in modern logistics facilities in Japan. GLP J-REIT was established on September 16, 2011 under the Act on Investment Trusts and Investment Corporations of Japan (hereinafter the “Investment Trust Act of Japan”).

GLP J-REIT is externally managed by a licensed asset management company, GLP Japan Advisors Inc. (hereinafter “Asset Manager”) which operates with support of GLP Japan Inc. based on the Sponsor Support Agreement.

Since its initial public offering on December 20, 2012, GLP J-REIT has, on a number of occasions, issued units through public offering or through allocation to a third party. Those units are listed on the J-REIT section of the Tokyo Stock Exchange.

As of August 31, 2019, GLP J-REIT held beneficiary rights of real estate in trust with respect to 75 properties located in the Tokyo metropolitan area, the greater Osaka area and other areas.

2) Basis of presentation

The accompanying financial statements have been prepared in accordance with the provisions set forth in the Investment Trust Act of Japan and the Japanese Financial Instruments and Exchange Act and related accounting regulations, and in conformity with accounting principles generally accepted in Japan (hereinafter “Japanese GAAP”), which are different in certain respects as to application and disclosure requirements from the International Financial Reporting Standards.

The accompanying financial statements have been reformatted and translated into English from the financial statements of GLP J-REIT prepared in accordance with Japanese GAAP and filed with the appropriate Local Finance Bureau of the Ministry of Finance as required by the Financial Instruments and Exchange Act. In preparing these financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. In addition, certain reclassifications have been made in the prior period’s financial statements to conform to the classifications used in the current period.

GLP J-REIT does not prepare consolidated financial statements as it has no subsidiaries.

As permitted by the regulations under the Financial Instruments and Exchange Act of Japan, amounts of less than one thousand yen have been omitted. As a result, the totals shown in the accompanying financial statements do not necessarily agree with the sums of the individual amounts.

The fiscal period of GLP J-REIT represents two six-month accounting periods: each period is from September 1 to February 28/29 of the following year and from March 1 to August 31.

2. Summary of Significant Accounting Policies

1) Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and cash in trust, readily-available bank deposits, readily-available bank deposits in trust and short-term investments that are liquid and realizable with a maturity of three months or less when purchased and that are subject to an insignificant risk of changes in value.

The balance of cash and cash equivalents as of August 31, 2019 and February 28, 2019 included 9,234,471 thousand yen and 9,383,835 thousand yen of cash and deposits in trust, respectively.

2) Property and equipment

Property and equipment are stated at cost, which includes the original purchase price and related acquisition costs and expenses. Depreciation of property and equipment, including property and equipment in trust, is calculated by the straight-line method over the estimated useful lives as follows:

Buildings	2 to 77 years
Structures	2 to 60 years
Machinery and equipment	6 to 12 years
Vehicles	4 years
Tools, furniture and fixtures	2 to 18 years

3) Taxes on property and equipment

With respect to taxes on property and equipment held by GLP J-REIT, of the tax amounts assessed and determined, the amounts corresponding to the relevant accounting period are accounted for as rental expenses.

Of the amounts paid for the acquisition of real estate or beneficiary right of real estate in trust, the amounts equivalent to property-related taxes are capitalized as part of the acquisition cost of the relevant property instead of being charged as expenses. Capitalized property-related taxes amounted to 114,332 thousand yen for the six-month period ended February 28, 2019. No acquisition of real estate or beneficiary right of real estate in trust was made for the six-month period ended August 31, 2019.

4) Investment securities

Available-for-sale securities with no readily determinable market price are stated at cost. Cost of securities sold is determined by the moving-average method.

5) Investment unit issuance expenses

Investment unit issuance expenses are amortized over three years using the straight-line method.

6) Hedge accounting

GLP J-REIT enters into derivative transactions in order to hedge against risks defined in its Articles of Incorporation in compliance with their general risk management policy. GLP J-REIT uses interest rate swaps for the purpose of hedging its risk exposure associated with interests on floating rate loans payable. Where deferral accounting is generally adopted for hedge transactions, GLP J-REIT applies the special accounting treatment to interest rate swaps which qualify for hedge accounting and meet the specific matching criteria. Under the special accounting treatment, interest rate swaps are not measured at fair value, but the differential paid or received under the swap agreements is recognized and included in interest expense.

The hedge effectiveness test for interest rate swaps is omitted since all interest rate swaps of GLP J-REIT meet the specific matching criteria for the special accounting treatment as permitted under the Japanese GAAP.

7) Beneficiary rights of real estate or solar panels in trust

As to beneficiary rights of real estate or solar panels in trust, all accounts of assets and liabilities for assets in trust as well as the related income generated and expenses incurred are recorded in the relevant balance sheet and statement of income accounts.

8) Consumption taxes

Consumption taxes withheld and paid are not included in the accompanying statements of income.

9) Capitalized borrowing related expenses

Capitalized borrowing related expenses are amortized over the borrowing period on a straight-line basis and the amount amortized is included in borrowing related expenses.

10) Investment corporation bond issuance costs

Investment corporation bond issuance costs are amortized over the respective terms of the bonds using the straight-line method.

3. Financial Instruments

1) Detailed information on financial instruments

(a) Policy for financial instruments

GLP J-REIT procures funds for acquisition of assets or repayment of debts through issuance of new investment units, bank loans and issuance of investment corporation bonds.

GLP J-REIT enters into derivative transactions solely for the purpose of reducing interest rate and other risks. GLP J-REIT does not use derivative transactions for speculative purposes.

GLP J-REIT generally invests surplus funds in deposits considering the safety and liquidity of the investment although surplus funds could be invested in securities and monetary claims as a matter of policy.

(b) Financial instruments, their risks and risk management system

Deposits are used for investment of GLP J-REIT's surplus funds. These deposits are exposed to credit risk, such as bankruptcy of the depository financial institution. GLP J-REIT limits credit risk by using only short-term deposits in financial institutions with high credit ratings.

Bank loans and investment corporation bonds are mainly made to procure funds for acquisition of properties and refinancing of bank loans or investment corporation bonds upon their maturities. GLP J-REIT mitigates the liquidity risk exposure upon repayment and redemption of loans by diversifying the maturities and lending institutions and manages such liquidity risk by preparing and monitoring the forecasted cash flows.

Certain loans are floating rate and exposed to the risk of rising interest rates. GLP J-REIT mitigates such risk by maintaining a prudent loan-to-value ratio and stabilizing its financial costs with the use of derivative transactions (interest rate swaps) as a hedge. All interest rate swaps meet the specific matching criteria to qualify for the special accounting treatment, thus the hedge effectiveness test is omitted. Derivative transactions are executed and managed under the Management Guidelines of the Asset Manager.

Tenant leasehold and security deposits and tenant leasehold and security deposits in trust are deposits received from tenants. GLP J-REIT is obligated to repay the deposits upon the tenant's termination of the leased property, and is thus exposed to liquidity risk. GLP J-REIT generally minimizes and manages such risk by holding sufficient funds to make the repayments and monitoring its cash flows.

(c) Supplemental explanation regarding fair values of financial instruments

The fair value of financial instruments is based on observable market prices, if available. When there is no available observable market price, the fair value is reasonably estimated. Since various factors are considered in estimating the fair value, different assumptions and factors could result in a range of fair values.

2) Estimated fair value of financial instruments

Book value, fair value and differences between the values as of August 31, 2019 and February 28, 2019 are as stated below. Financial instruments for which the fair value is difficult to estimate are excluded from the following table (see*2 below).

<i>Thousands of yen</i>			
As of August 31, 2019			
	Book value	Fair value	Difference
(1) Cash and cash equivalents:			
Cash and deposits	¥ 12,317,691	¥ 12,317,691	¥ —
Cash and deposits in trust	9,234,471	9,234,471	—
Total assets	¥ 21,552,162	¥ 21,552,162	¥ —
(2) Current portion of investment corporation bonds	¥ 6,900,000	¥ 6,898,620	¥ (1,380)
(3) Current portion of long-term loans payable	3,250,000	3,266,875	16,875
(4) Investment corporation bonds	30,700,000	31,292,440	592,440
(5) Long-term loans payable	231,750,000	235,209,667	3,459,667
Total liabilities	¥272,600,000	¥276,667,602	¥ 4,067,602
Derivative transactions	¥ —	¥ —	¥ —

<i>Thousands of yen</i>			
As of February 28, 2019			
	Book value	Fair value	Difference
(1) Cash and cash equivalents:			
Cash and deposits	¥ 7,113,336	¥ 7,113,336	¥ —
Cash and deposits in trust	9,383,835	9,383,835	—
Total assets	¥ 16,497,172	¥ 16,497,172	¥ —
(1) Short-term loans payable	¥ 800,000	¥ 800,000	¥ —
(2) Current portion of investment corporation bonds	6,900,000	6,895,860	(4,140)
(3) Current portion of long-term loans payable	31,990,000	32,106,328	116,328
(4) Investment corporation bonds	22,700,000	22,999,350	299,350
(5) Long-term loans payable	211,710,000	214,143,893	2,433,893
Total liabilities	¥274,100,000	¥276,945,432	¥ 2,845,432
Derivative transactions	¥ —	¥ —	¥ —

Notes:

*1 Methods to estimate fair value of financial instruments and matters regarding derivative transactions

Assets:

(1) Cash and cash equivalents

Due to the short maturities, the book value of these instruments is deemed a reasonable approximation of the fair value; therefore, the book value is used as the fair value.

Liabilities:

(1) Short-term loans payable

Due to the short maturities, the book value of these instruments is deemed a reasonable approximation of the fair value; therefore, the book value is used as the fair value.

(2) Current portion of investment corporation bonds and (4) Investment corporation bonds

The reference value published by the Japan Securities Dealers Association is used as the fair value.

(3) Current portion of long-term loans payable and (5) Long-term loans payable

With respect to long-term loans payable, interest rates of floating-rate loans are periodically adjusted or renewed by contract. Thus, the book value of these instruments is deemed a reasonable approximation of the fair value, and the book value is, therefore, used as the fair value. The fair value of fixed-rate loans is measured by discounting the total principal and interest amount at the current rates that are reasonably estimated to be applicable if GLP J-REIT enters into new similar loans. The fair value of interest rate swaps under the special accounting treatment is included in long-term loans payable designated as a hedged item.

Derivative transactions:

Please refer to Note 4, “Derivative Transactions.”

*2 Financial instruments for which the fair value is difficult to estimate are as follows:

<i>Thousands of yen</i>	
As of	
August 31, 2019	February 28, 2019
Tenant leasehold and security deposits	¥11,522,686 ¥11,893,873
Tenant leasehold and security deposits in trust	224,560 224,560
Total	¥11,747,246 ¥12,118,434

Regarding tenant leasehold and security deposits and tenant leasehold and security deposits in trust, no observable market prices are available and the timing of repayments is not reliably estimated. Thus, it is impracticable to reasonably estimate their future cash flows and difficult to estimate their fair value. Therefore, their fair values are not disclosed.

*3 Redemption schedules for monetary claims are as follows:

	<i>Thousands of yen</i>									
	As of August 31, 2019									
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years				
Cash and cash equivalents:										
Cash and deposits	¥12,317,691	¥ —	¥ —	¥ —	¥ —	¥ —				
Cash and deposits in trust	9,234,471	—	—	—	—	—				
Total	¥21,552,162	¥ —	¥ —	¥ —	¥ —	¥ —				

Thousands of yen

		As of February 28, 2019					
		Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Cash and cash equivalents:							
Cash and deposits	¥ 7,113,336	¥	—	¥	—	¥	—
Cash and deposits in trust	9,383,835		—		—		—
Total	¥16,497,172	¥	—	¥	—	¥	—

*4 Redemption schedules for investment corporation bonds and long-term loans payable are as follows:

Thousands of yen

		As of August 31, 2019					
		Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	¥6,900,000	¥ 4,500,000	¥	—	¥ 3,500,000	¥ 2,000,000	¥ 20,700,000
Long-term loans payable	3,250,000	31,250,000	29,860,000	42,200,000	29,470,000	98,970,000	
Total	¥10,150,000	¥35,750,000	¥29,860,000	¥45,700,000	¥31,470,000	¥119,670,000	

Thousands of yen

		As of February 28, 2019					
		Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	¥6,900,000	¥ 4,500,000	¥	—	¥ 1,500,000	¥ 2,000,000	¥ 14,700,000
Long-term loans payable	31,990,000	27,450,000	33,660,000	34,200,000	21,320,000	95,080,000	
Total	¥38,890,000	¥31,950,000	¥33,660,000	¥35,700,000	¥23,320,000	¥109,780,000	

4. Derivative Transactions

For the six-month periods ended August 31, 2019 and February 28, 2019, GLP J-REIT only utilized interest rate swaps which qualified for hedge accounting and met the specific matching criteria, as described below.

Hedge accounting method:	Special accounting treatment for interest rate swaps
Type of derivative transaction:	Interest rate swaps, receive floating/ pay fix
Primary hedged item:	Long-term loans payable

<i>Thousands of yen</i>							
As of							
August 31, 2019				February 28, 2019			
Contract amount		Fair value	measurement method	Contract amount		Fair value	measurement method
Total	Due after one year			Total	Due after one year		
¥181,580,000	¥181,580,000	(*1)	(*2)	¥182,340,000	¥161,540,000	(*1)	(*2)

Notes:

- *1 Interest rate swaps under the special accounting treatment are accounted for as an integral component of long-term loans payable designated as hedged items. Thus, their fair value is included in that of long-term loans payable disclosed in Note 3, "Financial Instruments, 2) Estimated fair value of financial instruments, (3) Current portion of long-term loans payable and (5) Long-term loans payable."
- *2 Fair value is measured by the counterparty of the relevant transaction based on market rates.

5. Investment and Rental Properties

Property and equipment consists of leasable logistics facilities for the purpose of earning rental revenues. The following table summarizes the book value, including changes during the fiscal periods and fair value of these rental properties.

	<i>Thousands of yen</i>	
	For the six-month periods ended	
	August 31, 2019	February 28, 2019
Book value		
Balance at the beginning of the period	¥588,700,584	¥506,227,480
Change during the period	(4,470,265)	82,473,104
Balance at the end of the period	¥584,230,318	¥588,700,584
Fair value at the end of the period	¥721,011,000	¥714,180,000

The fair value of investment and rental properties was determined based on third-party appraisals or research prices.

The change in book value for the six-month period ended August 31, 2019 primarily consisted of the decrease due to the sales of a property (GLP Fukuoka) in the amount of 1,462,953 thousand yen and depreciation of 3,769,420 thousand yen and the increase due to capital expenditure.

The change in book value for the six-month period ended February 28, 2019 primarily consisted of the decrease due to depreciation of 3,788,098 thousand yen and the increase due to the acquisition of eight properties (GLP Shinsuna, GLP Shonan, GLP Osaka, GLP Settsu, GLP Nishinomiya, GLP Shiga, GLP Neyagawa and GLP Fujimae) in the amount of 85,285,354 thousand yen.

6. Gain on Sales of Property and Equipment

On March 29, 2019, GLP J-REIT sold a beneficiary right of real estate in trust to a third party and recognized a gain on sales for the fiscal period ended August 31, 2019. The details are summarized as follows:

	<i>Thousands of yen</i>
GLP Fukuoka:	
Sales proceeds	¥2,300,000
Less: Costs of property and equipment sold	(1,462,953)
Other selling expenses	(50,610)
Gain on sales of property and equipment	¥ 786,436

No beneficiary rights of real estate in trust were sold during the fiscal period ended February 28, 2019.

7. Property-related Revenues and Expenses

The following table summarizes the revenues and expenses generated from the property leasing activities for the six-month periods ended August 31, 2019 and February 28, 2019.

	<i>Thousands of yen</i>	
	For the six-month periods ended	
	August 31, 2019	February 28, 2019
A. Property-related revenues		
Rental revenues:		
Rental revenues	¥17,195,612	¥17,049,111
Common area charges	605,103	593,329
Total	17,800,716	17,642,441
Other revenues related to property leasing		
Utility charges	549,928	513,379
Parking lots	80,738	74,618
Solar panel leasing	597,964	363,025
Others	76,174	98,035
Total	1,304,806	1,049,058
Total property-related revenues	¥19,105,522	¥18,691,499
B. Property-related expenses		
Rental expenses:		
Taxes and dues	¥ 1,577,503	¥ 1,223,515
Property and facility management fees	683,378	680,351
Utilities	449,456	417,040
Repairs and maintenance	110,554	82,105
Casualty insurance	45,004	38,001
Depreciation	3,769,420	3,788,098
Others	129,754	159,985
Total property-related expenses	¥ 6,765,071	¥ 6,389,098
C. Operating income from property leasing (A – B)	¥12,340,451	¥12,302,400

8. Leases

The future minimum rental revenues from tenants subsequent to each fiscal period end under non-cancelable operating leases of properties are as follows:

	<i>Thousands of yen</i>	
	As of	
	August 31, 2019	February 28, 2019
Due within one year	¥ 33,489,922	¥ 33,593,879
Due after one year	87,050,328	90,013,364
Total	¥120,540,250	¥ 123,607,244

9. Net Assets

1) Stated capital

GLP J-REIT issues only non-par value units in accordance with the Act on Investment Trusts and Investment Corporations of Japan and all issue amounts of new units are designated as stated capital. GLP J-REIT maintains at least 50,000 thousand yen as the minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations.

2) Unitholders' capital, net

Unitholders' capital, net as of August 31, 2019 and February 28, 2019 consists of the following items:

	<i>Thousands of yen</i>	
	<i>As of</i>	
	August 31, 2019	February 28, 2019
Unitholders' capital - accumulated paid-in amount	¥317,943,829	¥273,277,487
Issuance of new investment units	—	44,666,342
Deduction from unitholders' capital - accumulated distribution in excess of retained earnings	(9,444,577)	(8,309,885)
Unitholders' capital, net	¥308,499,251	¥309,633,944

3) Distributions

Distributions related to the period but declared after the balance sheet date are summarized as follows:

	<i>Yen</i>			
	<i>For the six-month periods ended</i>			
	August 31, 2019		February 28, 2019	
	Total	Per unit	Total	Per unit
I Unappropriated retained earnings	¥9,615,220,439		¥9,053,764,437	
II Distributions in excess of retained earnings				
Deduction from unitholders' capital	1,127,025,480		1,134,692,320	
	10,742,245,919		10,188,456,757	
III Distributions				
Distributions of earnings	9,614,217,360	¥2,508	9,050,704,620	¥2,361
Distributions in excess of retained earnings	1,127,025,480	294	1,134,692,320	296
Total Distributions	10,741,242,840	¥2,802	10,185,396,940	¥2,657
IV Retained earnings carried forward	¥ 1,003,079		¥ 3,059,817	

In accordance with Section 34.1 of the Articles of Incorporation set forth by GLP J-REIT for distributions of cash dividends, the amount of the distributions shall be more than 90% of income available for dividends defined in Section 67.15 of the Special Taxation Measures Act.

Accordingly, GLP J-REIT declared a distribution amount of 9,614,217,360 yen and 9,050,704,620 yen, which was the amount equivalent to the maximum integral multiples of the number of investment units issued and outstanding as

of August 31, 2019 and February 28, 2019, respectively.

Furthermore, based on the distribution policy as defined in Section 34.2 of its Articles of Incorporation, GLP J-REIT will make an Optimal Payable Distribution (the “OPD”), which represents a distribution of funds in excess of retained earnings, in each fiscal period on a continuing basis. Accordingly, GLP J-REIT intends to distribute funds in excess of retained earnings, which do not exceed the amount calculated by deducting the amount of capital expenditures for the accounting period immediately preceding the period in which the OPD is made from the depreciation expense for the corresponding period. For the six-month periods ended August 31, 2019 and February 28, 2019, the amount of capital expenditures was 762,108,194 yen and 962,005,439 yen, and the depreciation expense was 3,769,420,123 yen and 3,788,098,961 yen, respectively. Thus, the maximum amount available for the OPD amounted to 3,007,311,929 yen and 2,826,093,522 yen for the six-month periods ended August 31, 2019 and February 28, 2019, respectively.

Thus, GLP J-REIT declared an OPD amounting to 1,127,025,480 yen and 1,134,692,320 yen as a refund of its investment categorized as a distribution from unitholders’ capital for tax purposes for the six-month periods ended August 31, 2019 and February 28, 2019, respectively. The amounts of OPD approximated 30% of the depreciation expense of 3,769,420,123 yen and 3,788,098,961 yen for the six-month periods ended August 31, 2019 and February 28, 2019, respectively.

10. Short-Term and Long-Term Loans Payable

Short-term and long-term loans payable consisted of bank borrowings under loan agreements. The following table summarizes the short-term and long-term loans payables as of August 31, 2019 and February 28, 2019.

	<i>Thousands of yen</i>	
	As of	
	August 31, 2019	February 28, 2019
0.21% unsecured short-term loans	¥ —	¥ 800,000
Total short-term loans payable	¥ —	¥ 800,000
0.24% unsecured long-term loans due 2019	¥ —	¥ 1,940,000
1.41% unsecured long-term loans due 2020 (*)	—	20,800,000
1.03% unsecured long-term loans due 2020	3,250,000	3,250,000
0.26% unsecured long-term loans due 2020	3,150,000	3,150,000
0.25% unsecured long-term loans due 2020	1,150,000	1,150,000
0.19% unsecured long-term loans due 2020	7,200,000	7,200,000
0.21% unsecured long-term loans due 2020	—	6,000,000
1.30% unsecured long-term loans due 2021 (*)	3,250,000	3,250,000
1.09% unsecured long-term loans due 2021 (*)	6,100,000	6,100,000
0.92% unsecured long-term loans due 2021	3,800,000	3,800,000
0.52% unsecured long-term loans due 2021 (*)	3,800,000	3,800,000
0.35% unsecured long-term loans due 2021 (*)	2,800,000	2,800,000
0.28% unsecured long-term loans due 2021 (*)	9,200,000	9,200,000
0.29% unsecured long-term loans due 2021 (*)	3,170,000	3,170,000
0.86% unsecured long-term loans due 2022 (*)	13,600,000	13,600,000
0.61% unsecured long-term loans due 2022 (*)	10,050,000	10,050,000

	<i>Thousands of yen</i>	
	As of	
	August 31, 2019	February 28, 2019
0.42% unsecured long-term loans due 2022 (*)	1,590,000	1,590,000
0.42% unsecured long-term loans due 2022	850,000	850,000
0.53% unsecured long-term loans due 2022	500,000	500,000
0.36% unsecured long-term loans due 2022 (*)	9,970,000	9,970,000
0.21% unsecured long-term loans due 2022 (*)	5,000,000	5,000,000
0.29% unsecured long-term loans due 2023	3,780,000	3,780,000
0.56% unsecured long-term loans due 2023	1,150,000	1,150,000
0.46% unsecured long-term loans due 2023	1,450,000	1,450,000
0.34% unsecured long-term loans due 2023 (*)	10,130,000	10,130,000
0.31% unsecured long-term loans due 2023 (*)	2,500,000	2,500,000
0.19% unsecured long-term loans due 2023 (*)	8,000,000	—
1.56% unsecured long-term loans due 2024 (*)	3,140,000	3,140,000
0.61% unsecured long-term loans due 2024 (*)	3,300,000	3,300,000
0.32% unsecured long-term loans due 2024	4,100,000	4,100,000
0.44% unsecured long-term loans due 2024	8,150,000	8,150,000
0.38% unsecured long-term loans due 2024 (*)	6,000,000	6,000,000
0.45% unsecured long-term loans due 2024 (*)	14,510,000	14,510,000
0.96% unsecured long-term loans due 2025 (*)	1,300,000	1,300,000
0.57% unsecured long-term loans due 2025	9,190,000	9,190,000
0.79% unsecured long-term loans due 2025	5,700,000	5,700,000
0.48% unsecured long-term loans due 2025 (*)	1,300,000	1,300,000
1.48% unsecured long-term loans due 2026 (*)	1,000,000	1,000,000
0.93% unsecured long-term loans due 2026 (*)	1,500,000	1,500,000
1.22% unsecured long-term loans due 2026 (*)	10,700,000	10,700,000
0.60% unsecured long-term loans due 2026 (*)	6,600,000	6,600,000
0.50% unsecured long-term loans due 2026 (*)	3,170,000	3,170,000
0.37% unsecured long-term loans due 2026 (*)	5,260,000	5,260,000
1.85% unsecured long-term loans due 2027 (*)	2,700,000	2,700,000
1.31% unsecured long-term loans due 2027 (*)	900,000	900,000
0.70% unsecured long-term loans due 2027 (*)	8,840,000	8,840,000
1.57% unsecured long-term loans due 2028 (*)	1,000,000	1,000,000
0.71% unsecured long-term loans due 2028 (*)	3,160,000	3,160,000
0.44% unsecured long-term loans due 2028 (*)	12,040,000	—
0.63% unsecured long-term loans due 2029 (*)	6,000,000	6,000,000
Less: current portion	(3,250,000)	(31,990,000)
Total long-term loans payable, less current portion	¥ 231,750,000	¥ 211,710,000

Note:

- * GLP J-REIT uses interest rate swaps to hedge their interest rate risk exposure. The stated interest rate includes the effect of the interest rate swap.

The stated interest rate is the weighted average interest rate during the period ended August 31, 2019 and is rounded to the second decimal place.

The redemption schedules for long-term loans payable subsequent to August 31, 2019 and February 28, 2019 are disclosed in Note 3, “Financial Instruments.”

11. Investment Corporation Bonds

GLP J-REIT issued 13 series of unsecured investment corporation bonds to refinance bank borrowings. GLP J-REIT 2nd to 12th Unsecured Bonds were issued with special *pari passu* conditions among specified investment corporation bonds. GLP J-REIT 13th Unsecured Bonds were issued with special *pari passu* conditions among investment corporation bonds. Each bond would be repaid on a lump-sum basis at each contractual maturity date. The following summarizes the status of investment corporation bonds as of August 31, 2019 and February 28, 2019.

Description	Issued date	Maturity date	Interest rate	Thousands of yen	
				As of	
				August 31, 2019	February 28, 2019
GLP J-REIT 2nd Unsecured Bonds	July 30, 2014	July 30, 2024	0.98%	¥ 2,000,000	¥ 2,000,000
GLP J-REIT 3rd Unsecured Bonds	December 26, 2014	December 25, 2020	0.51%	4,500,000	4,500,000
GLP J-REIT 4th Unsecured Bonds	December 26, 2014	December 26, 2022	0.68%	1,500,000	1,500,000
GLP J-REIT 5th Unsecured Bonds	December 26, 2014	December 25, 2026	1.17%	3,000,000	3,000,000
GLP J-REIT 6th Unsecured Bonds	June 30, 2015	June 30, 2025	0.89%	1,500,000	1,500,000
GLP J-REIT 7th Unsecured Bonds	November 28, 2016	November 28, 2019	0.01%	6,900,000	6,900,000
GLP J-REIT 8th Unsecured Bonds	November 28, 2016	November 27, 2026	0.45%	1,100,000	1,100,000
GLP J-REIT 9th Unsecured Bonds	February 27, 2017	February 26, 2027	0.47%	1,000,000	1,000,000
GLP J-REIT 10th Unsecured Bonds	July 9, 2018	July 7, 2023	0.23%	2,000,000	2,000,000
GLP J-REIT 11th Unsecured Bonds	July 9, 2018	July 7, 2028	0.56%	1,000,000	1,000,000
GLP J-REIT 12th Unsecured Bonds (Green Bonds)	December 20, 2018	December 20, 2028	0.68%	5,100,000	5,100,000
GLP J-REIT 13th Unsecured Bonds (Green Bonds)	July 8, 2019	July 6, 2029	0.61%	8,000,000	—
Total				¥37,600,000	¥29,600,000

The stated interest rate is rounded to the second decimal place.

12. Income Taxes

GLP J-REIT is subject to Japanese corporate income taxes on its taxable income. The tax effects of temporary differences that give rise to a significant portion of the deferred tax assets and liabilities as of August 31, 2019 and February 28, 2019 were as follows:

	<i>Thousands of yen</i>	
	As of	
	August 31, 2019	February 28, 2019
Deferred tax assets		
Enterprise tax payable	¥ —	¥ 62
Total	—	62
Net deferred tax assets	¥ —	¥ 62

Reconciliations between the Japanese statutory tax rate and the actual income tax rate with respect to pre-tax income reflected in the accompanying statement of income for the six-month periods ended August 31, 2019 and February 28, 2019 are as follows:

	%	
	For the six-month periods ended	
	August 31, 2019	February 28, 2019
Statutory effective tax rate	31.51	31.51
(Adjustments)		
Distributions deductible for tax purposes	(31.51)	(31.50)
Other	0.01	0.01
Actual tax rate	0.01	0.02

GLP J-REIT has a policy of making cash distributions of earnings in excess of 90% of distributable income as defined in the Special Taxation Measures Act for the fiscal period to qualify for conditions as set forth in the Special Taxation Measures Act to achieve a deduction of cash distributions for income tax purposes. Based on this policy, GLP J-REIT treated the cash distributions of earnings as a tax deductible distribution as defined in the Special Taxation Measures Act.

13. Insurance Income and Loss on Disaster

For the six-month periods ended August 31, 2019 and February 28, 2019, GLP J-REIT recognized a loss on disaster of 194,647 thousand yen and 446,573 thousand yen, respectively, for the restoration of property damage sustained during Typhoon Jebi (No. 21) and Typhoon Trami (No. 24) in September 2018. However, GLP J-REIT received insurance proceeds of 231,558 thousand yen and 554,024 thousand yen for those damages and recognized the amount as insurance income.

14. Per Unit Information

The following table summarizes per unit information for the six-month periods ended and as of August 31, 2019 and February 28, 2019.

	For the six-month periods ended	
	August 31, 2019	February 28, 2019
Net income per unit:		
Basic net income per unit	2,507 yen	2,365 yen
Weighted average number of units outstanding	3,833,420 units	3,826,153 units
	As of	
	August 31, 2019	February 28, 2019
Net assets per unit	82,984 yen	83,134 yen

Diluted earnings per unit and related information are not disclosed as no dilutive securities were outstanding.

15. Transactions with Related Parties

1) Transactions and account balances with the parent company and major corporate unitholders

(For the six-month periods ended August 31, 2019 and February 28, 2019)

None

2) Transactions and account balances with affiliates

(For the six-month periods ended August 31, 2019 and February 28, 2019)

None

3) Transactions and account balances with companies under common control and others

(For the six-month period ended August 31, 2019)

Classification	Name of the company	Location	Stated capital (Thousands of yen)	Type of business	% of voting rights (owned)	Business relationship	Type of transaction	Transaction amount (Thousands of yen)	Account title	Balance at the end of the period (Thousands of yen)
Subsidiary of major unitholder (* 4)	GLP Japan Inc.	Minato-ku, Tokyo	¥100,000	Investment advisory/ agency	—	Entrustment of property management Patent license	Property management fee	¥295,651	—	—
							Leasing commission	52,904	—	—
							Royalty fee (*2)	6,250	—	—
	GLP J-REIT Master Lease GK	Minato-ku, Tokyo	1,000	Real estate	—	Solar panel leasing	Rental income from solar panel leasing	201,908	—	—
	Ichikawashiohama Godo Kaisha	Minato-ku, Tokyo	1,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	23,897	—	—
	GLP Tosu One GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	45,816	—	—
	GLP Sugito Y.K.	Minato-ku, Tokyo	4,300	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	12,376	—	—
	GLP Urayasu Three Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	37,402	—	—
	GLP Tokyo Two Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	17,137	—	—
	GLP Komaki Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	30,985	—	—
	GLP Fukusaki Y.K.	Minato-ku, Tokyo	3,500	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	20,374	—	—
	GLP Amagasaki Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	32,664	—	—
	GLP Misato Two GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	21,197	—	—
	GLP Maishima Two Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	22,665	—	—
	GLP Kiyama GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	33,792	—	—

(For the six-month period ended February 28, 2019)

Classification	Name of the company	Location	Stated capital (Thousands of yen)	Type of business	% of voting rights (owned)	Business relationship	Type of transaction	Transaction amount (Thousands of yen)	Account title	Balance at the end of the period (Thousands of yen)
Subsidiary of major unitholder	GLP Japan Inc.	Minato-ku, Tokyo	¥100,000	Investment advisory/ agency	—	Entrustment of property management Patent license	Property management fee	¥354,879	Operating accounts payable	¥66,277
							Leasing commission	108,702		
							Royalty fee (*2)	7,500		
	GLP Japan Advisors Inc.	Minato-ku, Tokyo	110,000	Asset management	—	Concurrently serving directors Entrustment of asset management	Asset management fee (*2 and 3)	2,248,638	Accounts payable	1,897,412
	GLP J-REIT Master Lease GK	Minato-ku, Tokyo	1,000	Real estate	—	Solar panel leasing	Rental income from solar panel leasing	146,421	Operating accounts receivable	27,648
	Ichikawashiohama Godo Kaisha	Minato-ku, Tokyo	1,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	15,911	Operating accounts receivable	5,236
	GLP Tosu One GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	35,685	Operating accounts receivable	5,629
	GLP Sugito Y.K.	Minato-ku, Tokyo	4,300	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	9,512	Operating accounts receivable	1,694
	GLP Urayasu Three Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	27,323	Operating accounts receivable	4,399
	GLP Tokyo Two Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	13,255	Operating accounts receivable	2,183
	GLP Komaki Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	22,299	Operating accounts receivable	3,905
	GLP Fukusaki Y.K.	Minato-ku, Tokyo	3,500	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	14,119	Operating accounts receivable	2,376
	GLP Amagasaki Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	21,363	Operating accounts receivable	3,666
	GLP Misato Two GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	15,665	Operating accounts receivable	2,710
	GLP Maishima Two Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	15,050	Operating accounts receivable	2,553
	GLP Kiyama GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	26,417	Operating accounts receivable	4,348
	Shinsuna Logistic Special Purpose Company	Minato-ku, Tokyo	3,517,000	Real estate	—	—	Purchase of beneficiary right of real estate in trust	18,300,000	—	—
							Receipt of deposits	27,614	—	—
							Acceptance of security deposits	203,578	—	—
	Azalea Two Special Purpose Company	Minato-ku, Tokyo	100,100	Real estate	—	—	Purchase of beneficiary right of real estate in trust	17,720,000	—	—
							Receipt of deposits	17,598	—	—
							Acceptance of security deposits	215,318	—	—
	Osaka Logistic Special Purpose Company	Minato-ku, Tokyo	25,250	Real estate	—	—	Purchase of beneficiary right of real estate in trust	36,000,000	—	—
							Receipt of deposits	25,515	—	—
							Acceptance of security deposits	369,907	—	—
	Cosmos Special Purpose Company	Minato-ku, Tokyo	681,100	Real estate	—	—	Purchase of beneficiary right of real estate in trust	4,730,000	—	—
							Acceptance of security deposits	72,042	—	—
	Neyagawa Logistic Special Purpose Company	Minato-ku, Tokyo	419,800	Real estate	—	—	Purchase of beneficiary right of real estate in trust	8,100,000	—	—
							Acceptance of security deposits	150,560	—	—

Notes:

*1 Consumption taxes are not included in the transaction amount but included in the related balance at the end of the period.

*2 Decisions relating to the terms and conditions of transactions:

- (a) The asset management fee was determined in accordance with the rules prescribed in the Articles of Incorporation of GLP J-REIT.
- (b) The royalty fee was mutually agreed after negotiation between both parties, based on the initial formula proposed by GLP Japan Inc.
- (c) The terms and conditions of other transactions are determined based on market conditions.

*3 The Asset management fee above includes management fees capitalized as part of acquisition costs of properties. For the six-month period

ended February 28, 2019, the amount of such management fee capitalized was 254,550 thousand yen.

- *4. On July 25, 2019, GLP CAPITAL JAPAN 2 PRIVATE LIMITED sold a part of GLP J-REIT's investment units and accordingly, GLP Holdings Limited, its parent company, became no longer a major unitholder. Thus, GLP Japan Inc., GLP J-REIT Master Lease GK, Ichikawashiohama Godo Kaisha, GLP Tosu One GK, GLP Sugito Y.K., GLP Urayasu Three Y.K., GLP Tokyo Two Y.K., GLP Komaki Y.K., GLP Fukusaki Y.K., GLP Amagasaki Y.K., GLP Misato Two GK, GLP Maishima Two Y.K. and GLP Kiyama GK do not fall under the classification of subsidiary of major unitholder as of August 31, 2019. Transaction amounts stated above are the amounts recognized for the period when they were subsidiaries of the major unitholder.
- Transactions with GLP Japan Advisors Inc., the Asset Manager of GLP J-REIT, are described as transactions with Yoji Tatsumi in "4) Transactions and account balances with directors and major individual unitholders" below.

4) Transactions and account balances with directors and major individual unitholders

(For the six-month period ended August 31, 2019)

Classification	Name	Location	Stated capital (Thousands of yen)	Type of business	% of voting rights (owned)	Type of transaction	Transaction amount (Thousands of yen)	Account title	Balance at the end of the period (Thousands of yen)
Director and his/her relatives	Yoji Tatsumi	—	¥—	Executive Director of GLP J-REIT and President & CEO of GLP Japan Advisors Inc.	0.0%	Payment of asset management fee to GLP Japan Advisors Inc. (* 2)	¥2,151,933	Accounts payable	¥2,012,349

Notes:

- *1 Consumption taxes are not included in the transaction amount but included in the related balance at the end of the period.
- *2 It is the transaction executed by Yoji Tatsumi as the President & CEO of GLP Japan Advisors Inc. The asset management fee was determined in accordance with the rules prescribed in the Articles of Incorporation of GLP J-REIT. The asset management fee includes 11,500 thousand yen of the management fee for a property sold, which was included in gain on sales of property and equipment.

(For the six-month periods ended February 28, 2019)

None

16. Segment and Related Information

Segment Information

1) Overview of operating and reportable segments

Operating segments are a component of GLP J-REIT for which separate financial information is available and whose operating results are regularly evaluated by the Board of Directors to make decisions about how resources are allocated and assess their performance. Consequently, each property is considered an operating segment. However, when properties share similar economic characteristic and meet other specific conditions, they may be aggregated for purposes of reporting segment information. Therefore, properties with multiple tenants have been aggregated and presented as the "Multi-tenant Property" reportable segment, whereas build-to-suit ("BTS") properties developed for a single tenant or properties with a single tenant have been aggregated and presented as the "BTS Property" reportable segment.

As of August 31, 2019, GLP J-REIT's properties were classified into each reportable segment as follows:

- Multi-tenant Property: GLP Tokyo, GLP Sugito II, GLP Koshigaya II, GLP Misato II, GLP Amagasaki, GLP Koriyama III, GLP Urayasu III, GLP Komaki, GLP Tokyo II, GLP Narashino, GLP-MFLP Ichikawa Shiohama, GLP Atsugi II, GLP Soja I, GLP Soja II, GLP Shinsuna and GLP Osaka
- BTS Property: GLP Higashi-Ogishima, GLP Akishima, GLP Tomisato, GLP Narashino II, GLP Funabashi, GLP Kazo, GLP Fukaya, GLP Iwatsuki, GLP Kasukabe, GLP Tatsumi, GLP Hirakata, GLP Hirakata II, GLP Maishima II, GLP Tsumori, GLP Rokko, GLP

Amagasaki II, GLP Nara, GLP Sakai, GLP Morioka, GLP Tomiya, GLP Koriyama I, GLP Tokai, GLP Hayashima, GLP Hayashima II, GLP Kiyama, GLP Sendai, GLP Hamura, GLP Funabashi III, GLP Sodegaura, GLP Rokko II, GLP Ebetsu, GLP Kuwana, GLP Hatsukaichi, GLP Tatsumi Ila, GLP Okegawa, GLP Kadoma, GLP Seishin, GLP Fukusaki, GLP Ogimachi, GLP Hiroshima, GLP Kobe-Nishi, GLP Shinkiba, GLP Sugito, GLP Matsudo, GLP Tosu I, GLP Yoshimi, GLP Fukaehama, GLP Tomiya IV, GLP Noda-Yoshiharu, GLP Urayasu, GLP Funabashi II, GLP Misato, GLP Maishima I, GLP Shonan, GLP Settsu, GLP Nishinomiya, GLP Shiga, GLP Neyagawa and GLP Fujimae

2) Basis of measurement for the amounts of segment income, segment assets and other items for each reportable segment

The accounting policies of each reportable segment are consistent to those disclosed in Note 2, “Summary of Significant Accounting Policies.” Segment income is measured on the basis of operating income, excluding certain corporate expenses and gain on sales of property and equipment (see reconciling items below). Segment assets are measured on the basis of total assets, excluding certain assets (see reconciling items below).

3) Information about segment income, segment assets and other items for the periods ended August 31, 2019 and February 28, 2019 is as described in the following tables.

	<i>Thousands of yen</i>			
	As of and for the six-month period ended August 31, 2019			
	Multi-tenant rental business	BTS rental business	Reconciling items (*2)	Amount on financial statements
Operating revenues (*1)	¥ 8,863,385	¥ 10,242,136	¥ 786,436	¥ 19,891,959
Segment income	5,588,058	6,752,392	(1,488,283)	10,852,167
Segment assets	276,923,399	318,666,530	14,904,935	610,494,864
Other items				
Depreciation	1,547,306	2,222,113	—	3,769,420
Increase in property and equipment	221,758	540,349	—	762,108

Notes:

*1 Operating revenues are exclusively earned from external parties.

*2 Reconciling items to operating revenues of 786,436 thousand yen consist of gain on sales of property and equipment which does not belong to reportable segments. Reconciling items to total segment income consist of gain on sales of property and equipment of 786,436 thousand yen and corporate expenses that are not allocated to each reportable segment. Corporate expenses represent mainly asset management fee of 2,140,433 thousand yen, asset custody fee of 8,287 thousand yen, administrative service fees of 25,481 thousand yen, directors’ remuneration of 3,960 thousand yen and other expenses. Reconciling items to total segment assets consist of several assets that are not allocated to each reportable segment. Those assets include cash and cash equivalents of 12,317,691 thousand yen, long-term prepaid expenses of 1,873,649 thousand yen and investment unit issuance expenses of 110,855 thousand yen.

<i>Thousands of yen</i>				
As of and for the six-month period ended February 28, 2019				
	Multi-tenant rental business	BTS rental business	Reconciling items (*2)	Amount on financial statements
Operating revenues (*1)	¥ 8,558,828	¥ 10,132,670	¥ —	¥ 18,691,499
Segment income	5,440,378	6,862,021	(2,116,975)	10,185,424
Segment assets	277,930,868	322,153,375	10,777,457	610,861,701
Other items				
Depreciation	1,556,477	2,231,621	—	3,788,098
Increase in property and equipment	54,851,693	31,409,509	(23,484)	86,237,718

Notes:

- *1 Operating revenues are exclusively earned from external parties.
- *2 Reconciling items to total segment income consist of corporate expenses that are not allocated to each reportable segment. Corporate expenses represent mainly asset management fee of 1,994,088 thousand yen, asset custody fee of 7,547 thousand yen, administrative service fees of 24,474 thousand yen, directors' remuneration of 3,960 thousand yen and other expenses.
- Reconciling items to total segment assets consist of several assets that are not allocated to each reportable segment. Those assets include cash and cash equivalents of 7,113,336 thousand yen, consumption taxes receivable of 1,146,043 thousand yen, long-term prepaid expenses of 1,781,707 thousand yen and investment unit issuance expenses of 157,006 thousand yen.
- Reconciling items to total increase in property and equipment under other items consist of corporate assets which are not allocated to each reportable segment. Such corporate assets represent construction in progress.

Related Information

(For the six-month periods ended August 31, 2019 and February 28, 2019)

1) Information by geographic area

(a) Operating revenues

Substantially all of the operating revenue is earned from external customers in Japan.

(b) Property and equipment

Substantially all property and equipment are located in Japan.

2) Information on major tenants

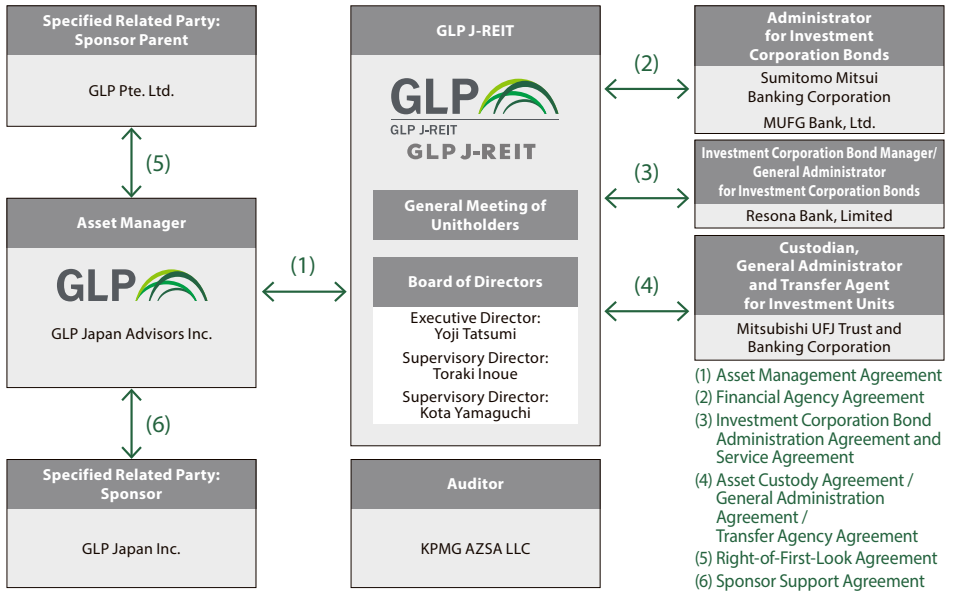
Disclosure of this information has been omitted as no customer accounting for 10% or more of the total operating revenues existed.

17. Subsequent Events

None to report.

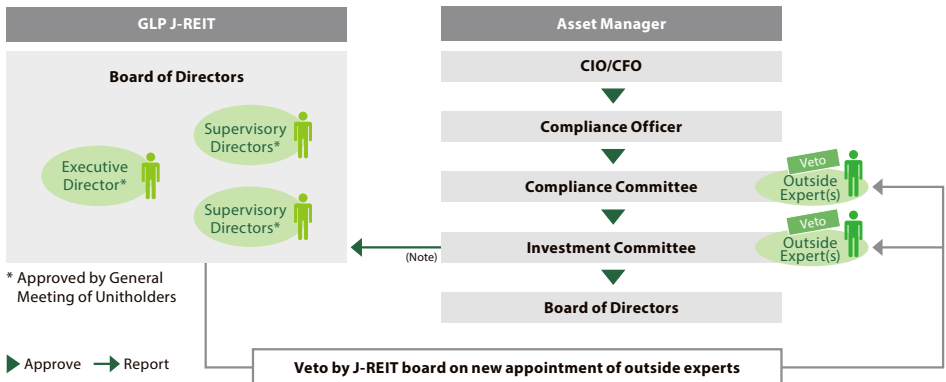
Overview of GLP J-REIT

Structure of GLP J-REIT



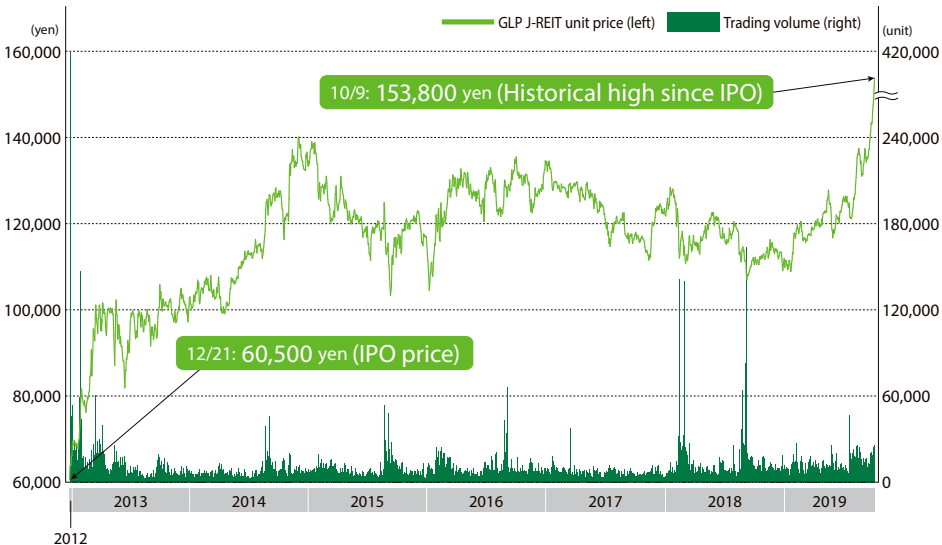
(Note) Each of the following companies indirectly holds GLP Japan Advisors Inc. and is therefore regarded as a "Specified Related Party" as defined in the Financial Instruments and Exchange Act (the Act): GLP Holdings Limited, GLP Holdings, L.P., GLP Topco Limited, GLP Midco Limited, GLP Bidco Limited, GLP Pte. Ltd., GLP IM Holdings Limited, GLP Fund Management Holdings Limited and GLP Singapore Pte. Ltd., GLP J-REIT Master Lease Godo Kaisha is also regarded as a "Specified Related Party" as defined in the Act since the company is conducting or has conducted transactions specified under Article 29-3 Paragraph 3, Item 4 (Real Estate Lending Transactions) of Order for Enforcement of the Act (Cabinet Order No. 321 of 1965) and thus is considered as an "interested party" of GLP Japan Advisors Inc.

Governance Structure for Related Party Transactions



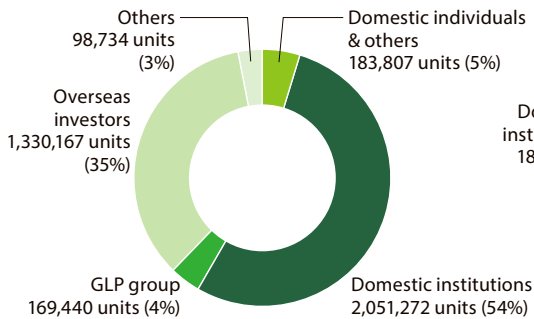
Investor's Information

Historical Investment Unit Price (closing price)



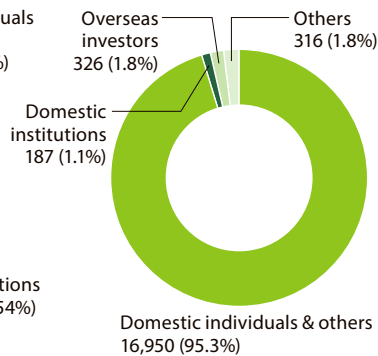
Unitholder Composition (as of the end of Aug 2019)

Number of units held by unitholders



Total number of issued units: 3,833,420

Number of unitholders



Total number of unitholders: 17,779